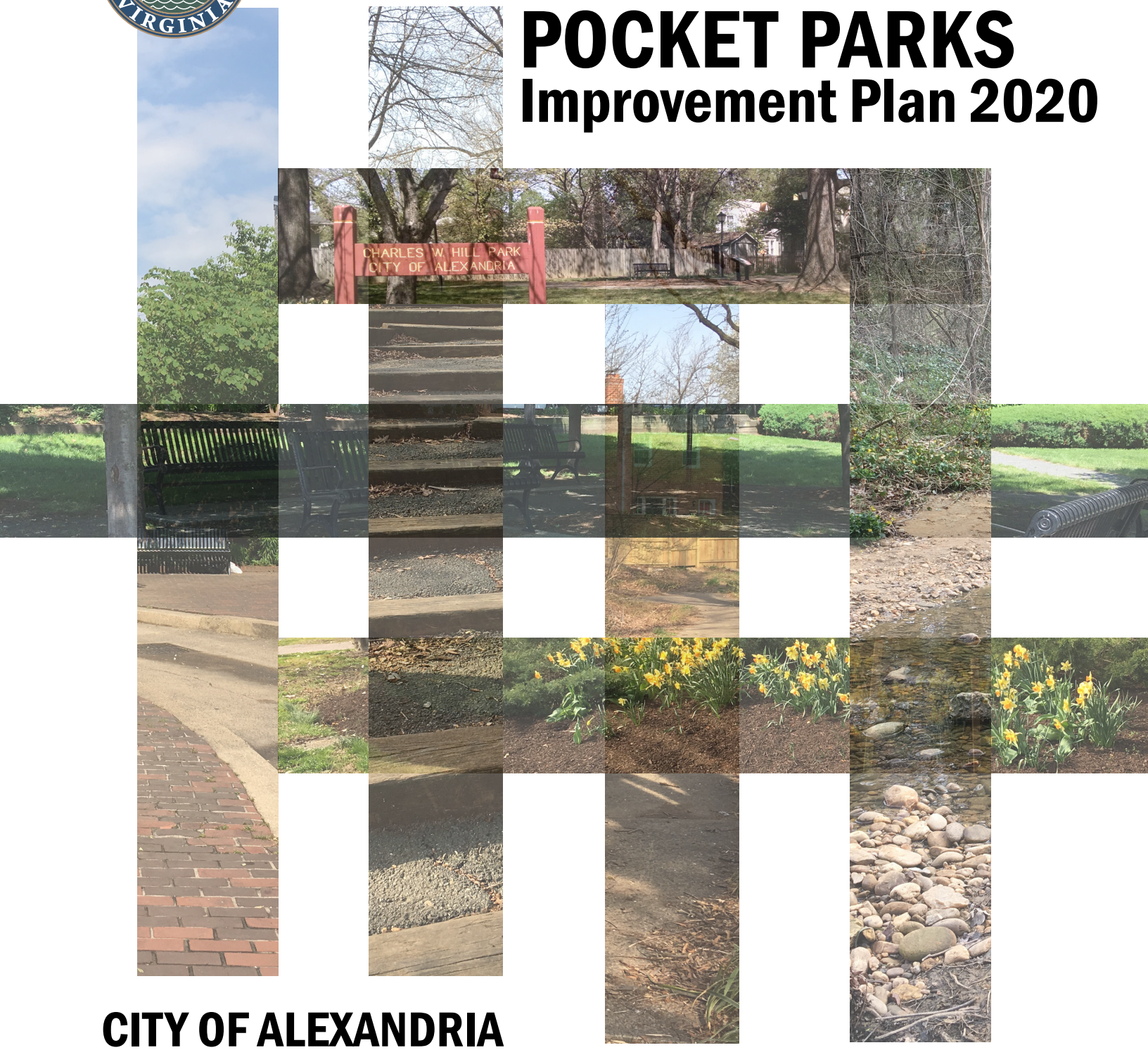
POCKET PARKS
Improvement Plan 2020



CITY OF ALEXANDRIA

DEPARTMENT OF RECREATION, PARKS & CULTURAL ACTIVITIES

DRAFT FOR PUBLIC COMMENT - 1/16/2020

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Foreword

In 2018, the Department of Recreation, Parks and Cultural Activities (RPCA) completed a 2018-2023 Strategic Plan. The Strategic Plan provides a roadmap for RPCA and aims to unify staff toward the vision of "improving the well-being of every person in the community by connecting them to each other and their environment."

The Pocket Parks Improvement Plan (Plan) supports the Strategic Plan's four focus areas by identifying strategies:

- Connects the community using information collected through community and city staff feedback, community meetings, and a series of workshops. The information collected identifies each park's needs, priorities, and identifies strategies that work to create safe, vibrant spaces for all Alexandrians.

- Works to improve the well-being of all Alexandrians through increased maintenance and updates to each park. Some strategies include the implementation of explorer gardens, play equipment, exercise equipment, walking paths, and maintenance plans for natural areas. All these strategies work to add learning opportunities, increase social interactions, expand quality open space, and boost general well-being opportunities for the community.

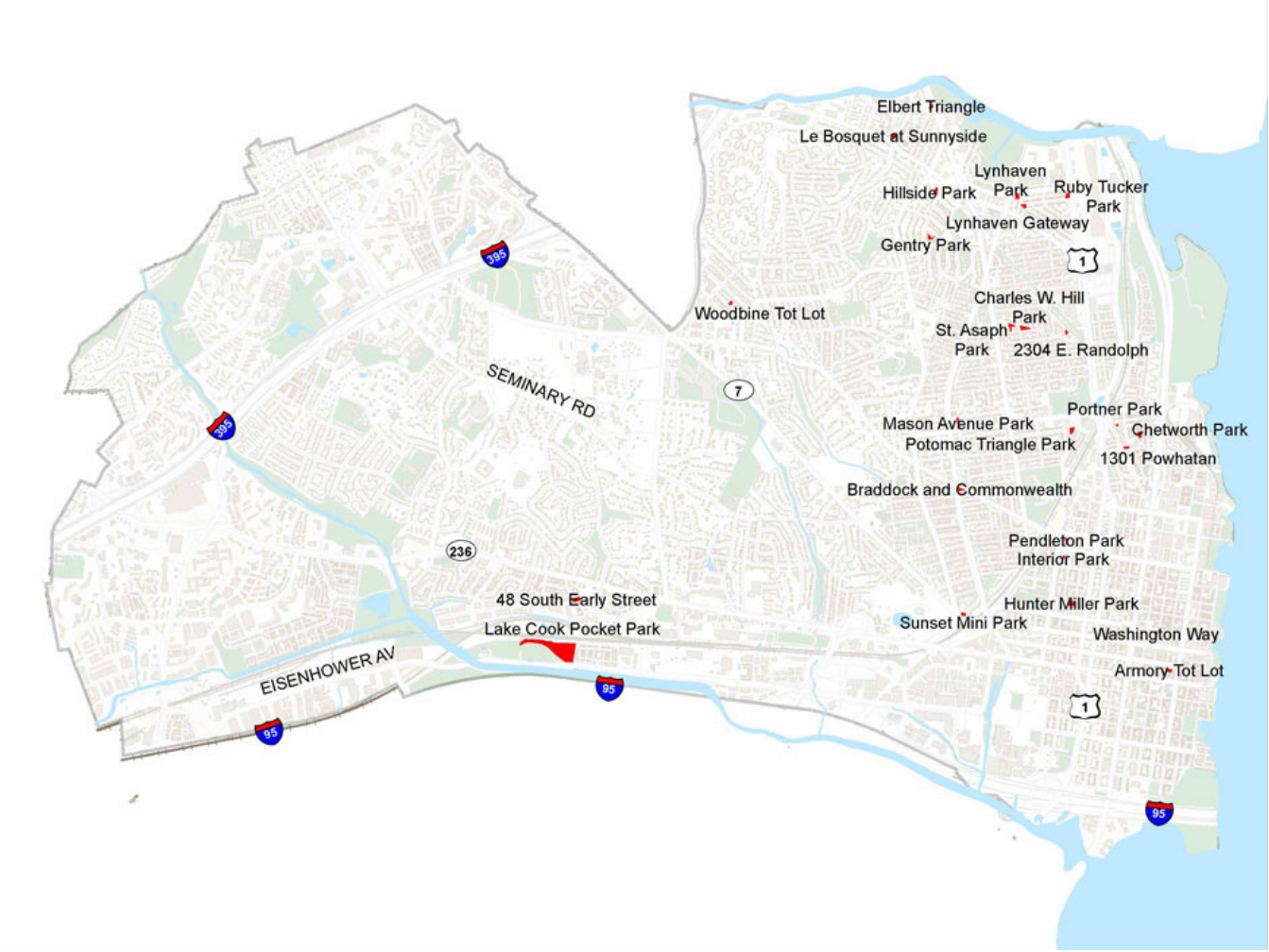
- Invests in our natural environment by applying strategies that focus on preserving, enhancing, and transforming each park to ensure that the city is a careful steward of its natural resources and biodiversity.

- Supports a responsible and engaged workforce by managing assets and resources responsibly in a manner that reflects the highest standards of personal integrity. The Plan allows for the city to strategically plan for fiscal efficiency, improve its effectiveness by prioritizing each of the identified strategies, applying best practices, and ensuring the city complies and works in tandem with City policies, plans, and procedures.

The City of Alexandria's Park Improvement Plans

In the spring of 2012, RPCA began a multi-year process to develop a series of park improvement plans. Each park improvement plan covers a collection of parks categorized by typology: Citywide (10-50 acres) completed in 2013, Neighborhood (0.5-10 acres) completed in 2016, and Pocket (0.5 acres and under). These plans aim to ensure a system of open space that equitably responds to the City of Alexandria's (City) recreational and natural resource needs while efficiently utilizing available resources. All open spaces are included within the planning process and each plan is revisited every 10 years to ensure the recommendations are current and accommodate necessary changes in use.

The Pocket Parks Improvement Plan (Plan) is the third of the park improvement plans.



Introduction

In 2016, RPCA began planning for the City's 25 pocket parks. Pocket parks are the smallest park typology. They are defined as publicly owned, no larger than 0.5 acres, with no recent existing plans. Pocket parks provide greenery, a place to sit outdoors, and in some cases, a playground. The Plan's purpose is to study and understand the existing conditions and future needs for the City's pocket parks, as well as to provide a framework for gradual improvement to these parks.

Through the Plan, RPCA determines the budgeting priorities and recommendations for short- and long-term incremental improvements. The Plan ensures that the parks serve the City's needs now and in the future.

The pocket parks included in this plan are:

1. 48 S. Early Street Park
2. 1301 Powhatan Park
3. 2304 E. Randolph Avenue Park
4. Armory Tot Lot
5. Braddock & Commonwealth Dog Area
6. Charles Hill Park
7. Chetworth Place Park
8. Elbert Triangle Park
9. Gentry Park
10. Hillside Park
11. Hunter Miller Park
12. Interior Park
13. Lake Cook Pocket Park
14. Le Bosquet at Sunnyside
15. Lynhaven Gateway
16. Lynhaven Park
17. Mason Avenue Mini Park
18. Pendleton Park
19. Portner Park
20. Potomac Triangle Park
21. Ruby Tucker Park
22. St. Asaph Park
23. Sunset Mini Park
24. Washington Way
25. Woodbine Tot Lot

There are many reasons why RPCA is planning improvements to the city's pocket parks. First, the City of Alexandria is growing in density and there is less open space land available for acquisition. As a result, the city must take full advantage of the parks it has and ensure that they offer the variety of recreational, social, and environmental needs that a dense city has. These recreational needs include the opportunity for relaxation, organized sports, childhood development, family fun, and individual athletic activities.

Second, the city must also make investments in the parks to maintain them for years to come. Many park fixtures and features are reaching the end of their useful life. Rather than replace them in-kind, RPCA needs to determine what the appropriate solution is.

Finally, to meet existing and future uses. The Plan supports the City's Strategic Plan, a plan used by City Council and staff to guide the City's direction and priorities. The City's Strategic Plan aims to ensure that the city's natural and built environment is healthy and that its residents are thriving. In the broadest sense, by implementing the recommendations in this plan, the city can move towards meeting these goals by providing the best outdoor recreational opportunities and natural resources possible for its residents. Without a robust plan, there is a risk that the parks will deteriorate and not serve residents' outdoor recreational needs, a great loss to the historical and economic investments made in these resource-rich public spaces. The Plan strives to improve existing open space impacting both the health of city's natural environment and its people.

Planning Process

Each pocket park in this plan contains information on the park's:
1) History and Character,
2) Public Outreach,
3) Recommendations, and
4) Implementation of Recommendations.
RPCA staff used a multi-pronged approach to gather information and develop these sections, as follows:

History and Character

Each pocket park has a rich history within their adjacent neighborhoods. In the Spring and Summer of 2018, RPCA staff reviewed existing plans and documents, gathered qualitative data from City Staff, and conducted site observations, and collected park inventory. The Office of Historic Alexandria provided background on each park's historic use and evolution into a park.

Public Outreach

In 2018, RPCA conducted initial outreach (site observations, surveys, and workshops) to gather an understanding about what park users want in their pocket park.

To gather a sense of the park character, RPCA staff observed and spoke with park users throughout the day. Staff then collected park information from the community by holding three public workshops to discuss park needs and distributed an online survey asking for feedback. The information asked included:

- What would you like done with existing features in the park?
- What is missing from the park?
- What else can you tell us about the park?

The survey asked park users the mode of transportation they use to get to the parks, if anything prevents park users from visiting the park, their typical park activities, and what they like about the park. Survey participants also prioritized their improvement needs. Over 400 responses were collected throughout the process. RPCA staff also presented the plans at many community association meetings throughout the City.

Throughout the planning process, RPCA staff asked the questions:
- Does this park meet today's needs?
- Does this park meet tomorrow's needs?

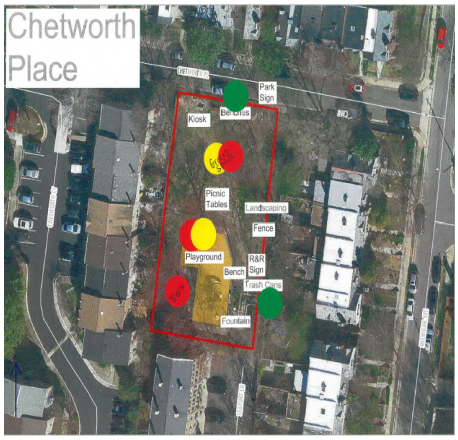
RPCA staff then considered, if it does not, how can the park be improved so that it does?

Using the information collected during the public outreach process, RPCA staff created a draft plan with recommendations for each of the 25 pocket parks. The draft plan was shared for community feedback via survey sent through e-news, the city website, and social media.

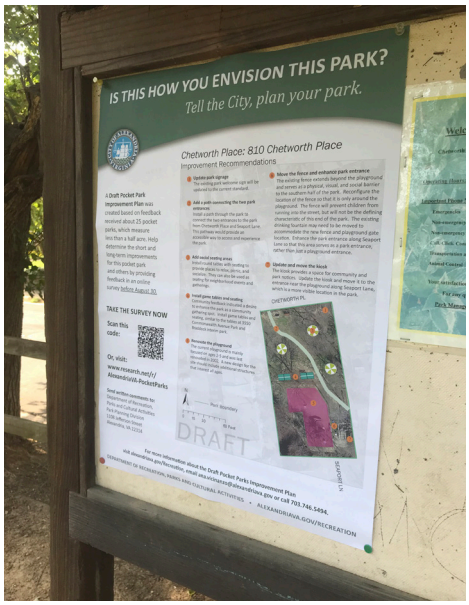
Through this process, staff collected 400 surveys. A multidisciplinary team (including members from Park Planning, Stormwater Management, Planning and Zoning, Park Operations, and Natural Resources)discussed the collected feedback. These meetings culminated in the creation of the final pocket park plan recommendations for each park.

Staff then created a survey with the updated pocket park plan recommendations. Respondents were asked whether they loved, liked, or did not like each recommendation. The rankings helped to gauge the community's opinion. Signs with the draft plan and the survey link were posted in each park. In pocket parks where seating was recommended, staff rotated green Adirondack chairs with the draft plan and survey link attached. RPCA staff also attended Civic Association and Homeowner Association meetings to present the draft plan. This engagement resulted in 716 survey responses.

When a recommendation's results was unclear (responses were split between 'I love it' and 'I don't like it') or community feedback indicated that there were differing opinions, staff held an additional community meeting. The community meetings resulted



The image above shows the locations within the park where the community desired elements bu preserved, enhanced, or transformed.



The images above are examples of the flyers posted in the 25 pocket parks asking users to provide input on the draft plan.

in consensus and staff updated the recommendations to reflect the conversation.

RPCA acknowledges that results of the community feedback efforts were not statistically accurate. Rather, the responses are from those who saw the survey and chose to participate. While this is a sample of park users, it is not representative of all users. For this reason, the information was supplemented with site observation and additional data to inform recommendations in the park improvement plans.

RPCA staff then refined the plans to represent the community comments and developed an implementation strategy for each recommendation. A cost estimator reviewed the plans to develop the budget.

Adopt-a-Park

Many of the pocket parks in this plan mention that they have been adopted by various Civic Associations and Homeowners Associations. The Adopt-a-Park program is a cooperative venture between the State of Virginia, the City of Alexandria, and Alexandrian citizens to improve the appearance and condition of Alexandria's small urban parks and open spaces.

Implementation Strategy

Each recommendation listed in this plan includes a cost, priority rank, and a proposed time frame. The cost estimates (in 2019 dollars) do not include operating costs. Operating costs must be considered before the implementation of any recommendation.

RPCA prioritizes improvements using a dynamic approach of both qualitative and quantitative research. There is no expectation that all park plans can be paid for at once. Instead, this plan uses citizen input and considers other external factors to determine how to address park improvements incrementally. Most of the recommendations in this plan can be implemented independent of other projects as funding is available, whether through City or non-City funds.

The priority for each recommendation is shown as "low," "medium," or "high." RPCA staff determined these rankings based on:

- Park user safety
- Community prioritization feedback
- The 2019 Parks and Recreation Needs Assessment
- Life span of the existing amenities in the park
- Potential for non-city funding sources
- Level of user impact
- Relationship to other projects
  budget.

Plan Goals

This plan, like all the City of Alexandria typology plans, strives to achieve the following goals:

- Increase accessibility to the City's pocket parks
- Design public spaces that meet multiple community needs and balance quiet and active uses
- Steward and cultivate the parks' many natural resource assets
- Strengthen the network of pocket parks and their role in connecting the community

Recommendations for All Pocket Parks

During the community feedback process, RPCA staff found that there are existing conditions and improvement needs consistent in all 25 parks. To efficiently use resources, RPCA staff recommend addressing the following issues throughout the park system.

Improve wayfinding and regulatory signs throughout the park system

Throughout the parks, various welcome, rules and regulation, and historical/educational signs are scattered about. There is no consistent graphic conformity to them and the locations are often haphazard. In 2016, RPCA staff developed a wayfinding plan for its parks. The wayfinding plan has not been implemented in the pocket parks yet. RPCA's wayfinding plan is coordinated with the City's adopted wayfinding guidelines and graphic standards aimed to help orient and direct park users while also giving the parks a tidier look. Better placed and clearer rules and regulations signs can also help educate park users on appropriate park behavior.

Include Universal Accessibility in all Plans

The City and RPCA are committed to ensuring that people with disabilities can enjoy full and equal access to all City parks and their amenities. Any renovation or park improvement must comply with the U.S. Department of Justice's 2010 ADA Standards for Accessible Design.

RPCA staff will use the expertise of the Alexandria Commission on Persons with Disabilities for support and guidance on accessibility improvements to park pathways and facilities.

Pocket Parks Improvement Plans

48 South Early Street Park

History and Character

48 South Early Street Park is in the Society Hill neighborhood between Duke Street and Wheeler Avenue. The City acquired the park through the open space program in 2009. Prior to being a park, the parcel was a lot with an abandoned home in disrepair on it. The land and home were purchased by the City and the home was demolished creating the park.

The Society Hill Homeowners' Association has adopted the park.

The park is 0.42 acres and is located entirely within the resource protection area (RPA) along Strawberry Run. The park features a walking path, large shade trees, an open lawn, a bridge over Strawberry Run to a wooded area, and benches.

Existing Conditions Map

Note: Any new park or facility is referred to by the site's address until a name has been reviewed and approved through the City naming process.

48 South Early Street Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Open Lawn	
Number of responses	14	
Value	**Count**	**Percent**
Preserve it	8	57
Enhance it	4	29
Transform it	2	14

Element	Landscaping	
Number of responses	14	
Value	**Count**	**Percent**
Preserve it	4	29
Enhance it	9	64
Transform it	1	7

Element	Park Sign	
Number of responses	14	
Value	**Count**	**Percent**
Preserve it	13	93
Enhance it	1	7
Transform it	0	0

Element	Bridge	
Number of responses	13	
Value	**Count**	**Percent**
Preserve it	10	77
Enhance it	2	15
Transform it	1	8

Element	Trashcan	
Number of responses	13	
Value	**Count**	**Percent**
Preserve it	8	62
Enhance it	4	31
Transform it	1	8

Element	Open Space	
Number of responses	13	
Value	**Count**	**Percent**
Preserve it	6	46
Enhance it	6	46
Transform it	1	8

Element	Bench	
Number of responses	13	
Value	**Count**	**Percent**
Preserve it	8	62
Enhance it	4	31
Transform it	1	8

What is currently NOT in the park that you would like to see there?

1. Nothing, really.
2. Table grill human & dog fountain
3. There are many children in this area of Alexandria – but no playground equipment! I would love to offer our children some swings, a slide, etc. We have a very diverse neighborhood and giving children something to do together would enhance the community relations.
4. Play area or gazebo for celebrations/gatherings
5. Playground equipment for kids
6. Playground
7. Playground equipment (tasteful not gaudy!)
8. Playground
9. I think this park is perfect as it, a rare bit of green space with grass and rocks and trees in an otherwise heavily industrial and residential area. And the lack of playground seems to be of little concern to many children who play there, including my own, who busily and creatively invent games. Constructing playground equipment defines this wonderful space, and it current is something special to everyone because it is simply open and accessible to all.
10. Playground equipment
11. Some more seating
12. I'm always a little nervous about little kids overrunning the edge into the "stream". Some additional bushes along the edge would be a relatively inexpensive and attractive mitigation. I would be able to donate time and resources.

Community Feedback

In Fall 2018, RPCA staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what was heard through an online survey and community workshop. Over 400 people responded to the survey in total, 17 of which were specific 48 South Early Street Park. RPCA staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a place to create social connections with neighbors*
2. *Be a safe place for children to explore*
3. *Be a place to relax*

The image above is an example of natural play features.

Natural play features consist of elements from the earth such as logs, tree stumps, and boulders. These play features allow children to play, explore, and use their imaginations when playing.

48 South Early Street Park

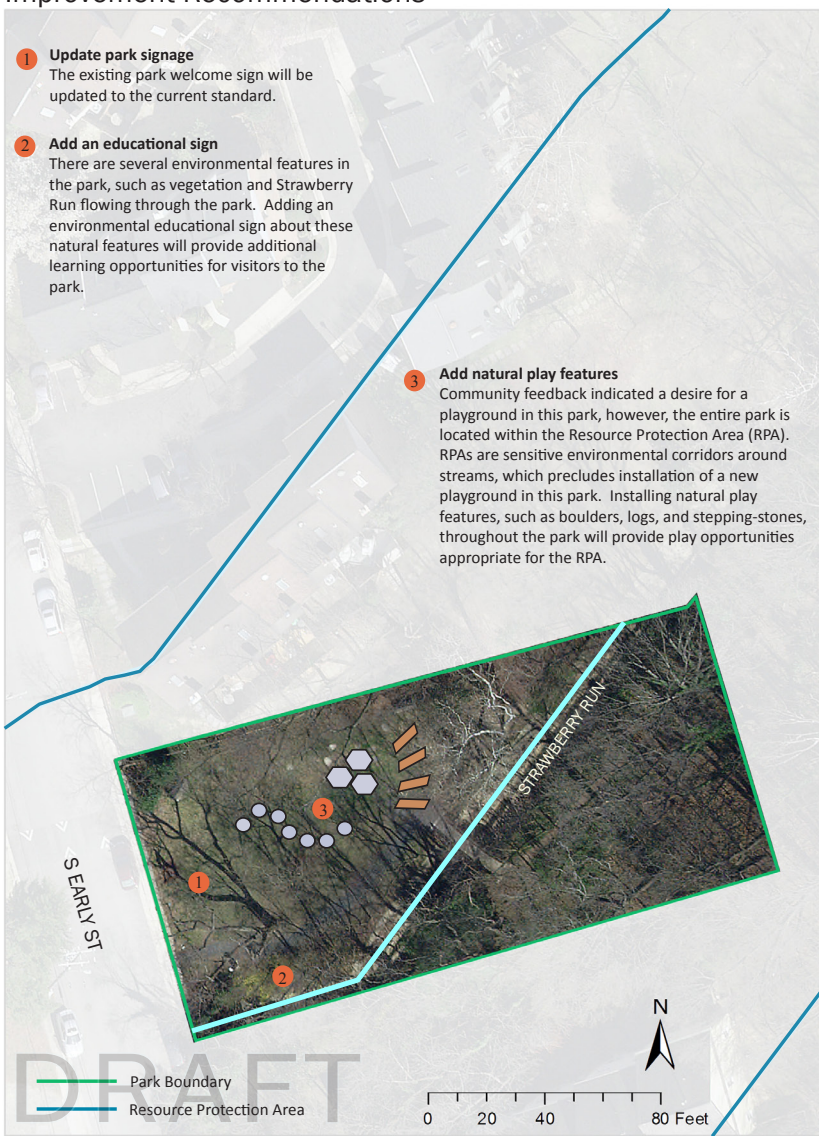
Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Park Welcome Sign 15	
Value	**Count**	**Percent**
I love it!	8	53
I like it	7	47
I don't like it	0	7

Recommendation Number of responses	Natural Play Features 15	
Value	**Count**	**Percent**
I love it!	10	67
I like it	0	0
I don't like it	5	33

Recommendation Number of responses	Educational Sign 15	
Value	**Count**	**Percent**
I love it!	8	53
I like it	6	40
I don't like it	1	7

Improvement Recommendations



In the summer of 2019, RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received, 716 responses, 15 of which were specific to 48 South Early Street Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the 48 South Early Street Park Plan is installing natural play features to half of the existing open space instead of throughout the lawn, and preserving the rest as open space since that is a feature the community values.

48 South Early Street Park

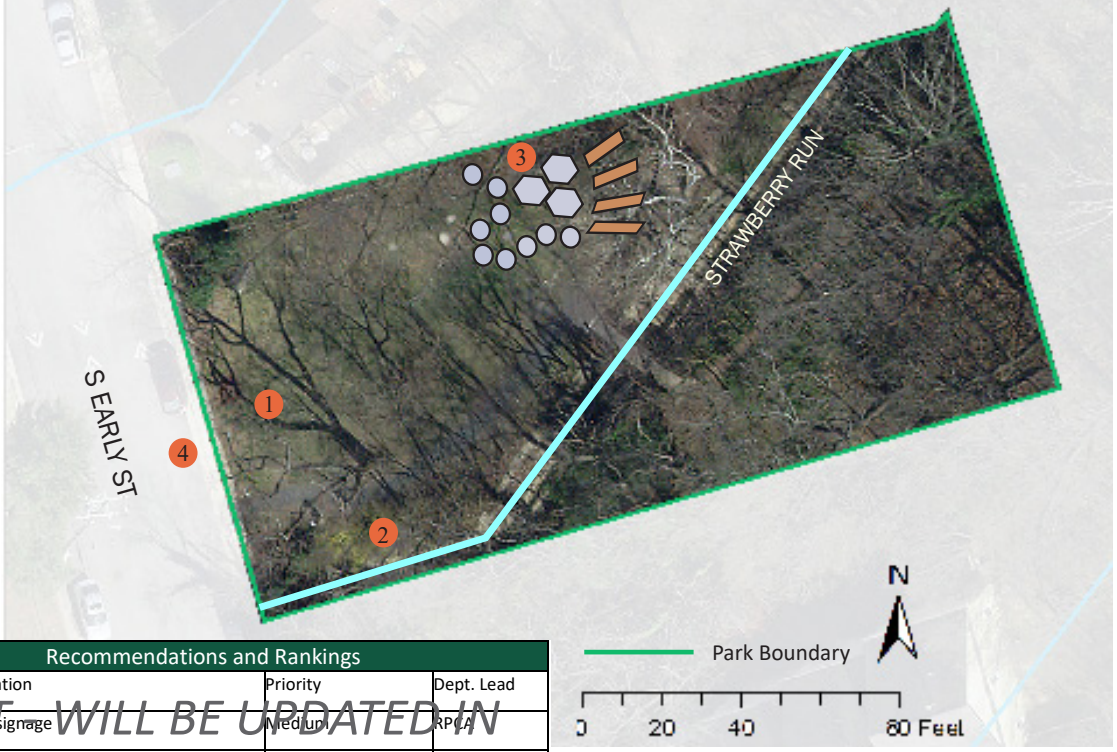
Improvement Recommendations

1 **Update park signage**
Update the existing park welcome sign to the current city standard.

2 **Add an educational sign**
There are several environmental features in the park, including Strawberry Run flowing through the park. Add an environmental educational sign about these natural features to provide additional learning opportunities for park visitors.

3 **Add natural play features**
Community feedback indicated a desire for a playground in this park, however, the entire park is located within the RPA. RPAs are sensitive environmental corridors around streams, which precludes the installation of a new playground in this park. Install natural play features, such as boulders, logs, and stepping-stones, through half the open space within the park to provide play opportunities appropriate within the RPA while also maintaining the park's open space component.

4 **Install crosswalks and upgrade ADA ramps**
Install crosswalks and upgrade the ADA ramps at the South Early Street and Vermont Avenue to improve pedestrian access to the park.



Recommendations and Rankings			
#	Recommendation	Priority	Dept. Lead
1	Update park signage	Medium	RPCA
2	Add an educational sign	Low	RPCA
3	Add natural play features	Medium	RPCA

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

1301 Powhatan Park

History and Character

1301 Powhatan Park is in the Northeast Old Town neighborhood.

The park is 0.15 acres and features large shade trees and open turf for active play. There are two bus stops adjacent to the park, one along Powhatan Street and one along Bashford Lane. There is a Bikeshare station across Powhatan Street from the park. The surrounding neighborhood includes residential homes, and a small commercial area along Powhatan Street. A restaurant is directly across the street.

Existing Conditions Map

Note: Any new park or facility is referred to by the site's address until a name has been reviewed and approved through the City naming process.

1301 Powhatan Park

Which of the following existing park elements would you like to preserve, enhance, or transform?		
Element	**Open Lawn**	
Number of responses	15	
Value	**Count**	**Percent**
Preserve it	2	13
Enhance it	4	27
Transform it	9	60

What is currently NOT in the park that you would like to see there?

1. Any place to sit or socialize
2. Playground equipment
3. There's nothing in the park so anything useful would be an improvement. Some signage saying it's a public park would be helpful as I always thought it was private property and would typically keep my children from playing on private property.
4. A fence so dogs can be off lease, a picnic table
5. Benches, tables, shade structure. Perhaps a fence line to delineate the park from private property
6. Benches
7. There is pretty much nothing there. No benches or anything that would make it much of a destination. I didn't even realize it was considered a "park."
8. There is currently nothing in the park. It would be nice to have flower beds, benches and tables, and perhaps even a low fence to provide a barrier to the road
9. Exercise equipment (pull up bar)
10. There is nothing there but grass. I had no idea this was even a park or city owned.
11. Splash pad or dog run
12. There is nothing there. It's basically a bathroom for dogs.
13. Clear park markings, a fence, additional plantings A community garden could be another good use for this space.
14. Seating, tables, fencing, add'l trash receptacles (including for dog waster), plantings, signage (I bet at least 75% of neighborhood does not know it is a public park)

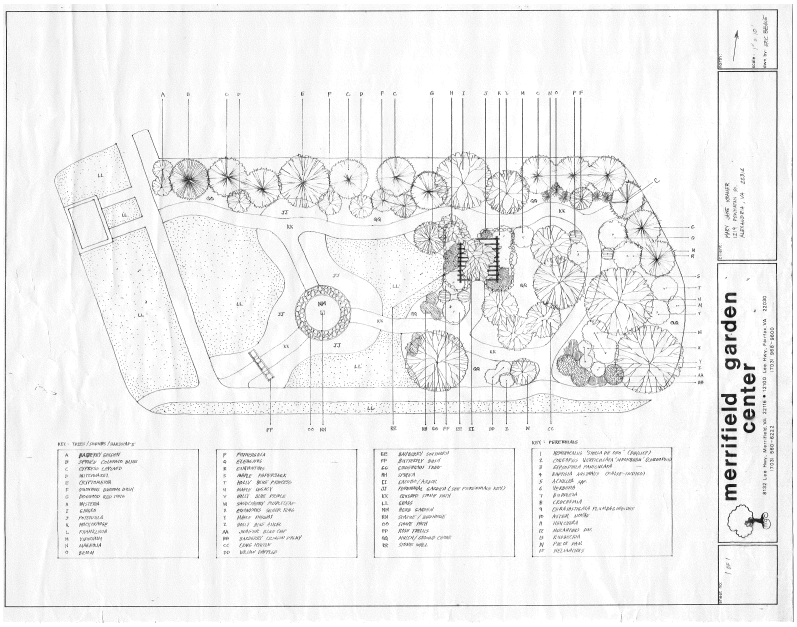
Community Feedback

In Fall 2018, RPCA staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what was heard through an online survey and community workshop. Over 400 people responded to the survey in total, 21 of which were specific to 1301 Powhatan Park. RPCA staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a place to create social connections with neighbors*
2. *Be a safe place for children to explore*
3. *Be a place to relax*



In 1994, the Northeast Civic Association looked into improving 1301 Powhatan Park. Landscape drawings were developed pulling heavily from the area's history. This information will be used during the design phase of the park. The image to the left, is the 1994 landscape drawing for the park.

1301 Powhatan Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Park welcome sign 28	
Value	**Count**	**Percent**
I love it!	17	61
I like it	8	29
I don't like it	3	11

Recommendation Number of responses	Pedestrian & bike crossing 28	
Value	**Count**	**Percent**
I love it!	19	68
I like it	3	11
I don't like it	6	21

Recommendation Number of responses	Sidewalks 28	
Value	**Count**	**Percent**
I love it!	18	64
I like it	5	18
I don't like it	5	18

Recommendation Number of responses	Public art 28	
Value	**Count**	**Percent**
I love it!	14	50
I like it	10	36
I don't like it	4	14

Recommendation Number of responses	Seating area 28	
Value	**Count**	**Percent**
I love it!	20	71
I like it	6	21
I don't like it	2	7

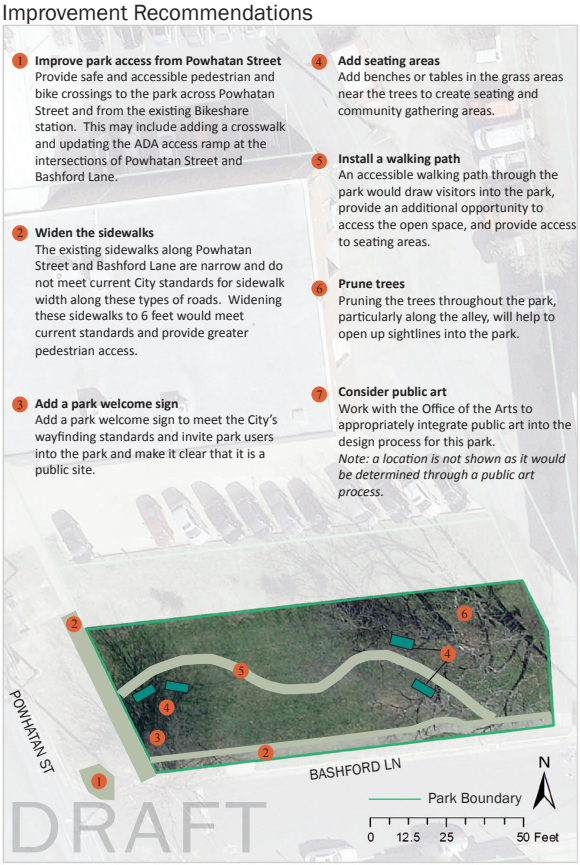
Recommendation Number of responses	Walking path 27	
Value	**Count**	**Percent**
I love it!	13	48
I like it	7	26
I don't like it	7	26

Recommendation Number of responses	Trees 26	
Value	**Count**	**Percent**
I love it!	21	81
I like it	5	19
I don't like it	0	0

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 total responses, 28 of which were specific to 1301 Powhatan Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change from the draft 1301 Powhatan Park Plan is the placement of the path. The draft plan proposed putting the path through the park, based on community feedback the path has been moved to line the park and preserve the existing open space.

Improvement Recommendations



1301 Powhatan Park

Improvement Recommendations

1. **Improve park access from Powhatan Street**
Provide safe and accessible pedestrian and bike crossings allowing better access to the park and existing Bikeshare station. This may include adding a crosswalk and updating the ADA access ramp at the intersections of Powhatan Street and Bashford Lane.

2. **Widen sidewalks**
The existing sidewalks along Powhatan Street and Bashford Lane are narrow and do not meet current city standards for sidewalk width along this type of road. Widen these sidewalks to six feet to meet current standards and provide greater pedestrian access.

3. **Add a park welcome sign**
Add a park welcome sign to meet the city's wayfinding standards. This will invite park users into the park and make it clear that it is a public site.

4. **Add seating areas**
Add benches or tables in the grass areas near the trees to create seating and community gathering areas.

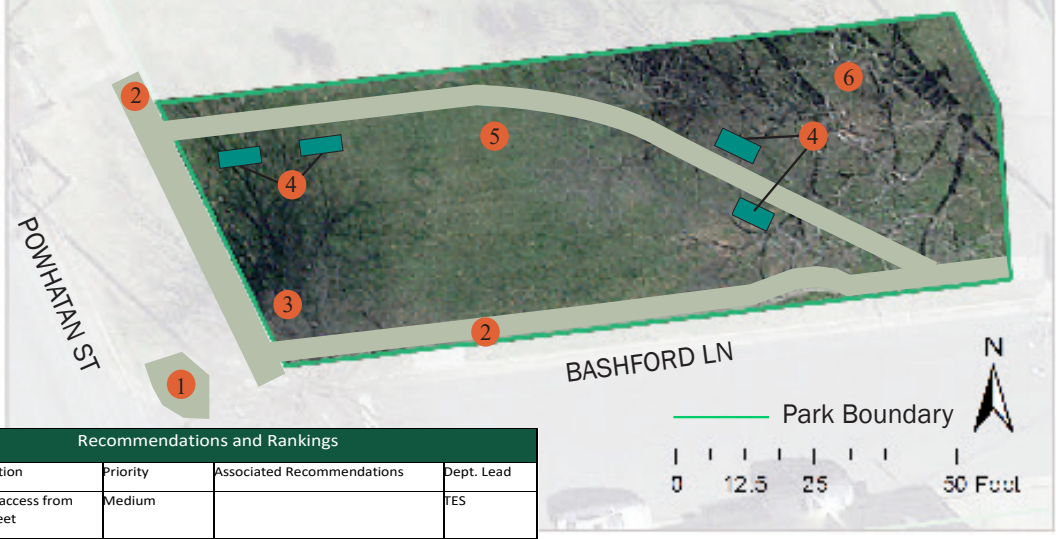
5. **Install a walking path**
An accessible walking path through the park draws visitors into the park, provides an additional opportunity to access the open space, and provides access to seating areas.

6. **Prune trees**
Prune the trees throughout the site, particularly along the alley, to help open up sightlines into the park.

7. **Consider public art**
Work with the Office of the Arts to appropriately integrate public art into the design process for this park.

Note: a location is not shown as it would be determined through a public art process.

8. **Name park**
Name the park as guided by the City's Naming Policy to give the park more of an identity.



Recommendations and Rankings				
#	Recommendation	Priority	Associated Recommendations	Dept. Lead
1	Improve park access from Powhatan Street	Medium		TES
2	Widen the sidewalks	Low		TES
3	Add a park welcome sign	High		RPCA
4	Install a walking path	Medium	Recommendations #4 and #7 should be done together	RPCA
5	Add seating areas	Medium		RPCA
6	Prune trees	High		RPCA
7	Consider public art	Medium	Recommendations #4 and #7 should be done together	RPCA

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

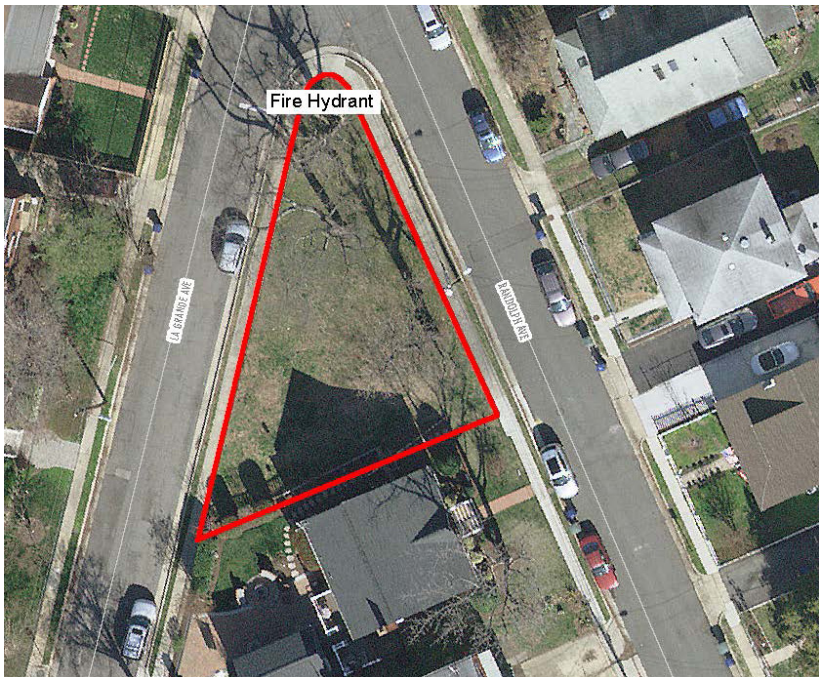
2304 East Randolph Avenue Park

History and Character

2304 E. Randolph Avenue Park is in the Del Ray neighborhood.

The park is 0.09 acres and is bounded by sidewalks along East Randolph Avenue and La Grande Avenue, and by a private residence. The park features three large shade trees and open turf for active play. There is also a fire hydrant at the corner of East Randolph Avenue and La Grande Avenue.

Existing Conditions Map



Note: Any new park or facility is referred to by the site's address until a name has been reviewed and approved through the City naming process.

2304 East Randolph Avenue Park

Community Feedback

In Fall 2018, RPCA staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what was heard through an online survey and community workshop. Over 400 people responded to the survey in total, eight of which were specific to 2304 East Randolph Avenue Park. RPCA staff used the collected information to develop the draft park plans.

What is currently NOT in the park that you would like to see there?

1. There is a lovely tree there (catalpa) that should stay, but it is otherwise grass. A more natural, vegetated landscape would be goof. It might provide cover for small animals, such as rabbits, that share our urban environment.
2. Desirable trees - ones that do not create hazardous, nuisance debris
3. Ping pong, pickle ball, bocce ball some types of activities. More seating
4. Something, didn't even know it was a park

Above is a picture of the green Adirondack chairs with survey flyers attached. These chairs were placed in the pocket parks where seating was a recommendation of the plan.

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	**Open Lawn**	
Number of responses	4	
Value	**Count**	**Percent**
Preserve it	0	0
Enhance it	2	50
Transform it	2	50

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Help reduce environmental impacts from urban surroundings*
2. *Be a place to create social connections with neighbors*
3. *Provide organized recreational space*

2304 East Randolph Avenue Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Park Welcome Sign	
Number of responses	35	
Value	**Count**	**Percent**
I love it!	12	34
I like it	17	49
I don't like it	6	17

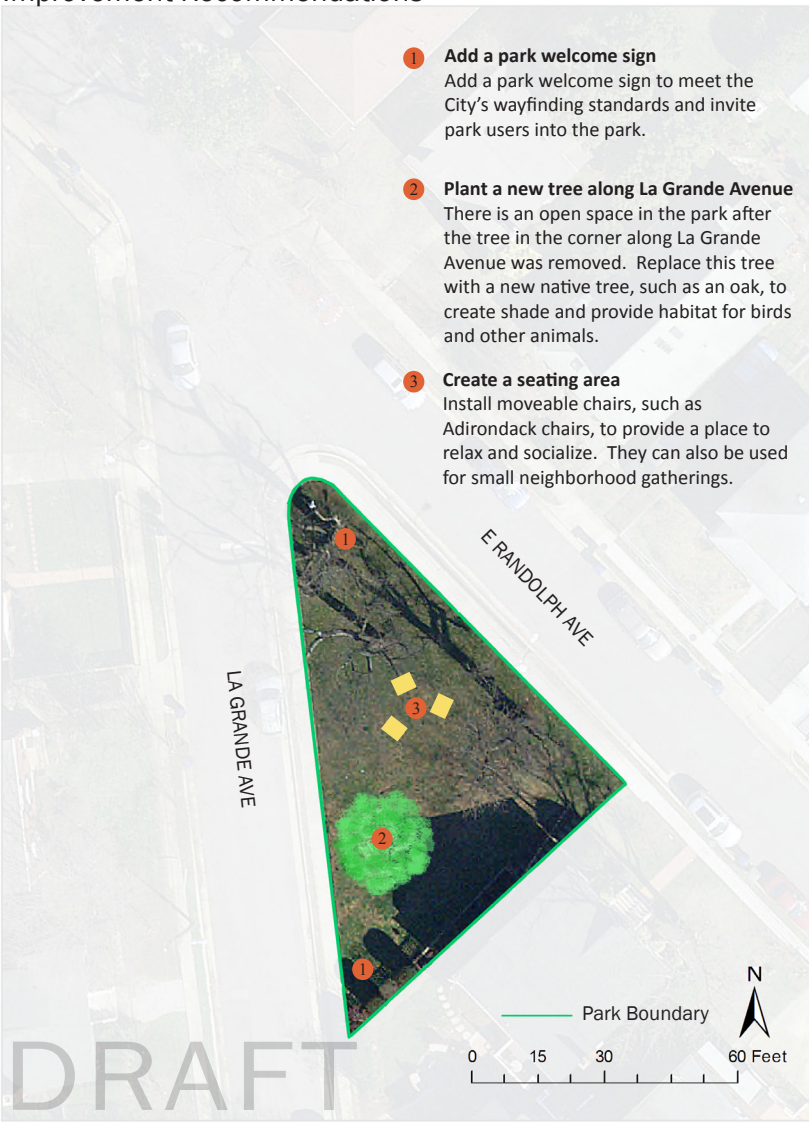
Recommendation	Trees	
Number of responses	35	
Value	**Count**	**Percent**
I love it!	20	59
I like it	7	21
I don't like it	7	21

Recommendation	Seating area	
Number of responses	35	
Value	**Count**	**Percent**
I love it!	11	32
I like it	10	29
I don't like it	13	38

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, 35 of which were specific to 2304 East Randolph Avenue Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is the location of the seating and the switch to movable seating. Community feedback indicated a desire for an open field. Movable seating allows for both seating and open space.

Improvement Recommendations



2304 East Randolph Avenue Park

Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the city's wayfinding standards and invite park users into the park.

2. **Plant a new tree along La Grande Avenue**
   A tree in the corner along La Grande Avenue was recently removed. Replace this tree with a new native tree, such as an oak, to create shade and provide habitat for birds and other animals.

3. **Create a seating area**
   Install moveable chairs to provide a place to relax and socialize. Chairs will be located in the northern corner to maintaining open space in throughout the rest of the park.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park Welcome Sign		
Plant trees		
Create a seating area		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Armory Tot Lot

History and Character

Armory Tot Lot is located at 208 South Royal Street in Old Town. The Alexandria Light Infantry built the Armory Hall, designed by Benjamin F. Price, on the site where Armory Tot Lot now resides in 1880. In 1887, Armory Hall was enlarged and became a popular site for expositions and performances. The City took over Armory Hall after World War I and used a portion of the building as a recreation center to operate recreational basketball and volleyball leagues. In the 1940s, the armory served as a USO center for service members during World War II until a new USO club opened on Cameron Street. The building was destroyed by fire in 1953 and never rebuilt. The City later developed the site into a park and playground.

The 0.18-acre park features a playground, large shade trees, a small walking path, and a small seating area.

The playground is intended for ages 2-5 and consists of standard play equipment, swings, a sand box, and wood chip surface. The park is a popular spot for both locals and tourists given the proximity to Market Square and the King Street shopping and restaurant corridor just two blocks north.

Existing Conditions Map

Armory Tot Lot

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Utility boxes** 11		**Element** Number of responses	**Lights** 13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	5	46	Preserve it	8	62
Enhance it	2	18	Enhance it	5	38
Transform it	4	36	Transform it	0	0
Element Number of responses	**Playground** 14		**Element** Number of responses	**Landscaping** 14	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	0	0	Preserve it	6	43
Enhance it	11	79	Enhance it	7	50
Transform it	3	21	Transform it	1	7

What is currently NOT in the park that you would like to see there?

1. Drinking fountain. Swings for bigger kids. Bigger sandbox.
2. More creative areas and areas where kids test boundaries more- not just run on the mill. More building tool and areas to hide and create things.
3. Better sand in the sand box, adult swings, bathroom
4. There needs to be more paved are to ride the cars and scooters that are there
5. Shade, turf ground
6. Bathrooms! Rubber ground.
7. More plants, trees, greenery
8. Plant more large and understory native shade trees for shade and to support native wildlife
9. Proper benches for parents. Remove picnic tables. Kids just climb on them.

Above is a picture (right) of a flyer advertising the draft plan and survey hung in Armory Tot Lot. The image on the left is that of the Adirondack chairs that were rotated around the pocket parks informing park users of the draft plan and survey.

Community Feedback

In Fall 2018, RPCA staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what was heard through an online survey and community workshop. Over 400 people responded to the survey in total, 28 of which were specific to Armory Tot Lot. RPCA staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Help reduce environmental impacts from urban surroundings*

Armory Tot Lot

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Utility boxes 32	
Value	**Count**	**Percent**
I love it!	9	28
I like it	20	63
I don't like it	3	9

Recommendation Number of responses	Shaded seating area 33	
Value	**Count**	**Percent**
I love it!	27	82
I like it	6	12
I don't like it	0	0

Recommendation Number of responses	Stroller parking area 32	
Value	**Count**	**Percent**
I love it!	11	34
I like it	16	50
I don't like it	5	16

Recommendation Number of responses	Toy signage 32	
Value	**Count**	**Percent**
I love it!	10	31
I like it	18	56
I don't like it	4	13

Recommendation Number of responses	Playground 34	
Value	**Count**	**Percent**
I love it!	23	68
I like it	5	15
I don't like it	6	18

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, 32 of which were specific to Armory Tot Lot.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is the replacement of the existing fence. The current fence is not in compliance with RPCA's fence standards and is outdated. Additionally, the playground will remain for ages 2-5 based on community feedback.

Improvement Recommendations

PRINCE ST

1 **Cover the utility boxes with mylar patterned covers**
Similar to the traffic control box wraps project that the city conducted in 2015 and 2016, cover the two existing utility boxes with patterned wraps. Wrap the utility box closest to Royal Street and near the entrance ramp with a cover that includes a welcome sign for the park. Wrap the utility box inside the fence with a cover that integrates the history of the park and educational information.

2 **Create shaded social seating areas**
Community feedback indicated a need for gathering space for caregivers to relax while children play. Install round tables to provide places for visitors and caregivers to relax, picnic, and socialize.

3 **Add a stroller parking area**
Convert and designate the area between the utility box and the playground as a stroller parking area.

4 **Install a sign about leaving toys in the park**
Visitors enjoy leaving toys in the park for children to play with; however, many of these toys are left in the equipment fall zone and need to be removed by staff for safety. Installing a friendly sign thanking visitors for leaving their toys, and asking visitors not to leave toys in the fall zone could help resolve this safety concern. The sign will include a map of the fall zone to be clear about what that area is.

5 **Update existing playground and provide swings for multiple age groups**
The current playground includes outdated play equipment, mainly focused on ages 2-5. Community feedback indicated that there is a need for additional swings for older children. A renovated playground will include features that promote more imaginative play. Given the limited space in this park, this plan also suggests replacing the bucket swings with "swing with me" swings similar to those already installed in other parks in the City, such as Beverly Park and Potomac Yard Park. These swings can each be used by one or two people and will allow children of all ages to use the swings.

DRAFT

Armory Tot Lot

Improvement Recommendations

1 **Cover utility boxes with a mylar patterned covers**
Cover the two existing utility boxes with patterned wraps, similar to the traffic control box wraps project that the city conducted in 2015 and 2016. Wrap the utility box closest to Royal Street and near the entrance ramp with a cover that includes a welcome sign for the park. Wrap the utility box inside the fence with a cover that integrates the history of the park and educational information.

2 **Create shaded social seating areas**
Community feedback indicated a need for gathering space for caregivers to relax while children play. Install round tables to provide places for visitors and caregivers to relax, picnic, and socialize.

3 **Add a stroller parking area**
Convert and designate the area between the utility box and the playground as a stroller parking area.

4 **Install a sign about leaving toys in the park**
Many park users leave toys in the park for children to play with. However, oftrn these toys are left in the play equipment use zone and need to be removed by staff to ensure safety. Install a friendly sign thanking visitors for leaving their toys and asking visitors not to leave toys in the use zone to help resolve safety concerns. The sign will include a map of the designated use zone.

5 **Update existing playground and provide shade**
The current playground includes outdated play equipment, mainly focused on ages 2-5. Renovate the playground and include features that promote more imaginative play. As requested by the community, new play equipment will remain geared towards 2-5 year olds. Community feedback indicated a need for shade in this park. Install a shade structure, such as a shade sail, as part of the playground renovation.

6 **Replace fence**
The existing fence is dated and no longer complies with RPCA standards. The new fence will be decorative and compliant the City's historic district guidelines.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Utility boxes		
Create a seating area		
Stroller parking area		
Sign about leaving toys in the park		
Update existing playground		
Replace fence		
Park welcome sign		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Braddock & Commonwealth Park

History and Character

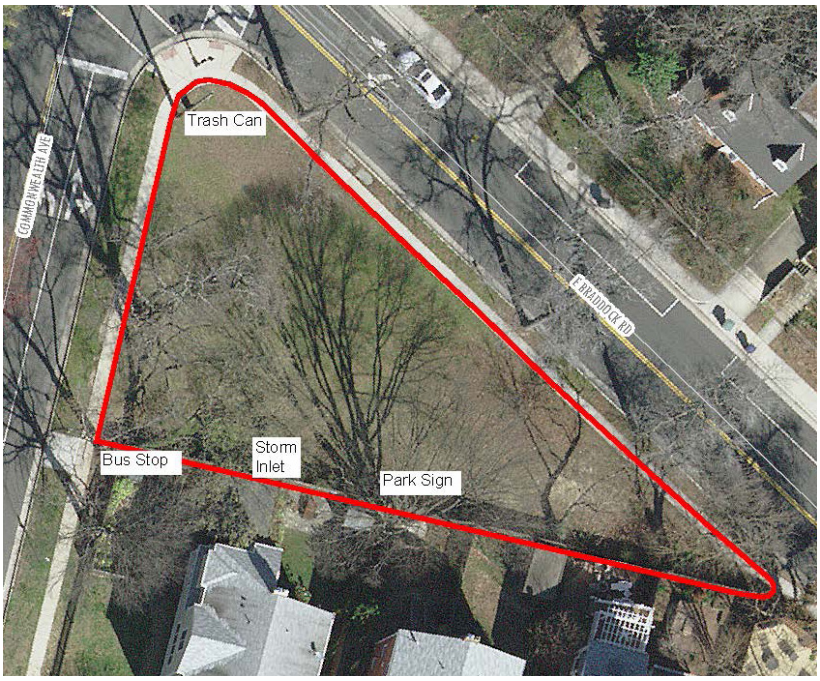
Braddock & Commonwealth Park is located at the corner of Braddock Road and Commonwealth Avenue in the Rosemont neighborhood.

Braddock Road and Commonwealth Avenue are two very busy roads and the community has expressed concerns about pedestrian and dog safety in this neighborhood. In order to address pedestrian safety within the area, the Department of Transportation and Environmental Services has implemented several traffic calming measures, including leading pedestrian intervals that provide pedestrians with more conflict free time to cross the streets and no right on red turn restrictions.

The 0.22 acre park features large shade trees, a storm drain, and open turf and is currently designated as an unfenced, off-leash dog area.

The site was included in the Dog Park Master Plan in 2002, because of its use at the time. However, it does not meet the City's dog park standards that state dog parks and dog exercise areas in the city must be at least 0.5 acres or 21,789 square feet, and they must be at least 50 feet from a residential property line.

Existing Conditions Map



Braddock & Commonwealth Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Park sign** 15		**Element** Number of responses	**Open lawn/Dog exercise area** 17	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	8	53	Preserve it	2	12
Enhance it	6	40	Enhance it	9	53
Transform it	1	7	Transform it	6	35
Element Number of responses	**Storm inlet** 15		**Element** Number of responses	**Trashcan** 16	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	9	60	Preserve it	12	75
Enhance it	5	33	Enhance it	3	19
Transform it	1	7	Transform it	1	6

What is currently NOT in the park that you would like to see there?

1. Fenced area for dogs. Two parks on Commonwealth don't protect dogs from chasing squirrels across the street.
2. Something to invite users to the space—focus on community building
3. Fence for dogs
4. Natural-looking structures for kids to play on, and a fence!! This is at a dangerous intersection – even if it stays a dog park instead of becoming a kids' are, there should be a fence around it.
5. A fence
6. Benches
7. As a dog park, it needs a fence. It would also be nice to have a bubbler.
8. Fence
9. A short but attractive fence
10. I like it the way it is
11. Fence
12. Natural landscaping to create border around the park and a seating area for it to be more useable space.

Community Feedback

In Fall 2018, RPCA staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what was heard through an online survey and community workshop. Over 400 people responded to the survey in total, 25 of which were specific to Braddock & Commonwealth Park. RPCA staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a place to create social connections with neighbors*
2. *Be a space to go exercise on my own*
3. *Help reduce environmental impacts from urban surroundings*

The image above is an example of a vegetative swale. A vegetative swale is a shallow stormwater channel that is densely planted with a variety of grasses, shrubs, and/or trees to slow, filter, and infiltrate stormwater runoff.

A vegetative swale will relieve the drainage issues in the park.

Braddock & Commonwealth Park

Which of the following existing proposed park elements do you love, like, or not like?

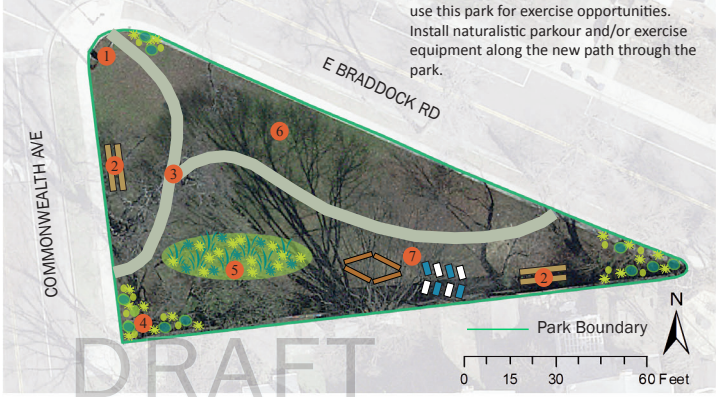
Recommendation Number of responses	Park welcome sign 37		Recommendation Number of responses	Benches 36	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	15	41	I love it!	21	58
I like it	18	49	I like it	12	33
I don't like it	4	11	I don't like it	3	8
Recommendation Number of responses	**Path connection** 33		**Recommendation** Number of responses	**Vegetated swale** 35	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	19	58	I love it!	24	69
I like it	8	24	I like it	9	26
I don't like it	6	18	I don't like it	2	6
Recommendation Number of responses	**Open lawn/dog exercise** 36		**Recommendation** Number of responses	**Naturalistic parkour/exercise** 35	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	18	50	I love it!	11	31
I like it	9	25	I like it	4	11
I don't like it	9	25	I don't like it	20	57

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, 37 of which were specific to Braddock & Commonwealth Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is that the recommendation for parkour and exercise equipment was removed. Community feedback indicated that this was not an amenity the community wanted in this park. Another change to the draft plan was the path connection was relocated to maintain the existing open space while providing a path to bring people in and through the park, and away from the busy street. The change was made based on community concerns about the need to preserve the existing open space.

Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park.
2. **Provide benches**
   Community feedback indicated a need for benches in the park. Install benches near Commonwealth Avenue and along the back edge of the park to create a social spot for park users of all ages to relax.
3. **Install a path connection through the park**
   Install a path through the park to connect the sidewalks along Braddock Road and Commonwealth Avenue through an additional trail connection. This pathway would provide an accessible way to access and experience the park.
4. **Plant shrubs and native plants**
   Planting shrubs and native plants around the perimeter of the park will help define the edges of the park and create a natural boundary to the park border. The native plants will also provide an area for natural habitat within a largely urban setting.
5. **Install a vegetated swale to capture water draining through the park**
   The park drains east to west and there is a storm drain in the southeast corner of the park. A vegetated swale planted with shrubs and grasses will serve as a basin to capture and then adsorb rain water. The existing storm drain may be used as an overflow in the event of heavy rains. Any drainage improvements will be coordinated with the adjacent neighbors.
6. **Re-examine the dog area location through updating the Dog Park Master Plan**
   There is community interest in a fenced dog area at Braddock & Commonwealth Park, however, the Dog Park Master Plan states that a fenced dog area must be a minimum of ½ acre and 50 ft. from a residential property. It is not possible to meet these requirements in this park. An update to the Citywide Dog Park Master Plan (developed in 2000) will re-evaluate the dog area criteria described above and whether this is an appropriate location.
7. **Install naturalistic parkour/exercise equipment**
   Community feedback indicated a desire to use this park for exercise opportunities. Install naturalistic parkour and/or exercise equipment along the new path through the park.



Braddock & Commonwealth Park

Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the city's wayfinding standards and invite park users into the park.

2. **Install benches**
   Community feedback indicated a need for benches in the park. Install benches near Commonwealth Avenue and along the back edge of the park to create a social spot for park users of all ages to relax.

3. **Install a path through the park**
   Install a path through the park to connect the sidewalks along Braddock Road and Commonwealth Avenue. This pathway provides access, a new way experience the park, and an alternate pathway away from the busy street.

4. **Plant shrubs and native plants**
   Plant shrubs and native plants around the perimeter of the park to help define the edges of the park and create a natural boundary to the park border. The native plants provide an area for natural habitat within a largely urban setting.

5. **Install a vegetated swale to capture water draining through the park**
   The park drains east to west and there is a storm drain in the southeast corner of the park. A vegetated swale planted with shrubs and grasses will serve as a basin to capture and adsorb rain water. The existing storm drain may be used as an overflow in the event of heavy rains. All drainage improvements will be coordinated with the adjacent neighbors. Include an educational sign explaining what the vegetated swale is and it functions.

6. **Re-examine the dog area location through updating the Dog Park Master Plan**
   There is community interest in a fenced dog area at Braddock & Commonwealth Park, however, the Dog Park Master Plan states that a fenced dog area must be a minimum of 0.5 acre and 50 feet from a residential property. It is not possible to meet these requirements in this park. An update to the Citywide Dog Park Master Plan (developed in 2002) will re-evaluate the dog area criteria described above and whether this is an appropriate location.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park welcome sign		
Benches		
Path		
Plant shrubs and natives		
Vegetated swale		
Reexamine dog area		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

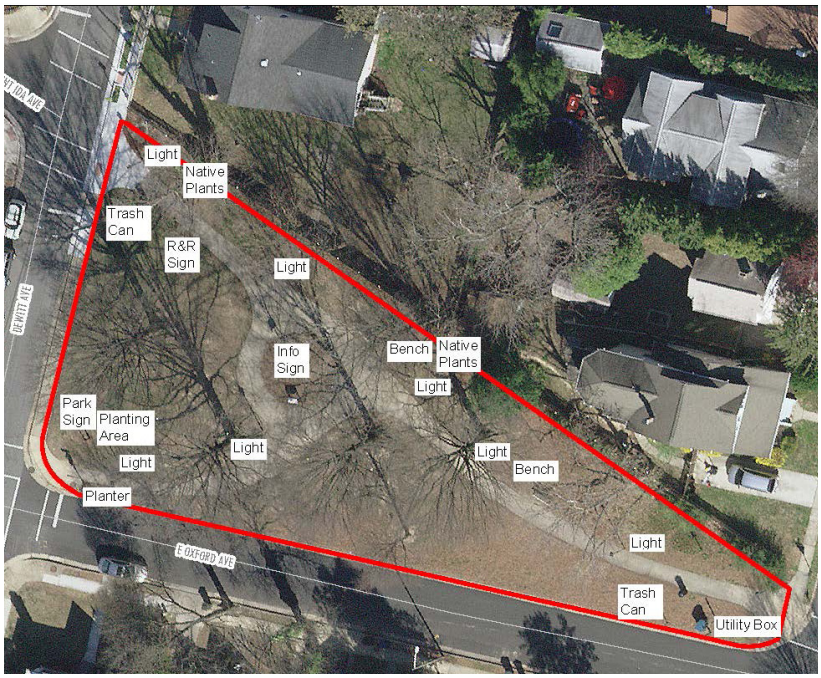
Charles Hill Park

History and Character

Charles Hill Park is located at 300 East Oxford Avenue in the Del Ray neighborhood.

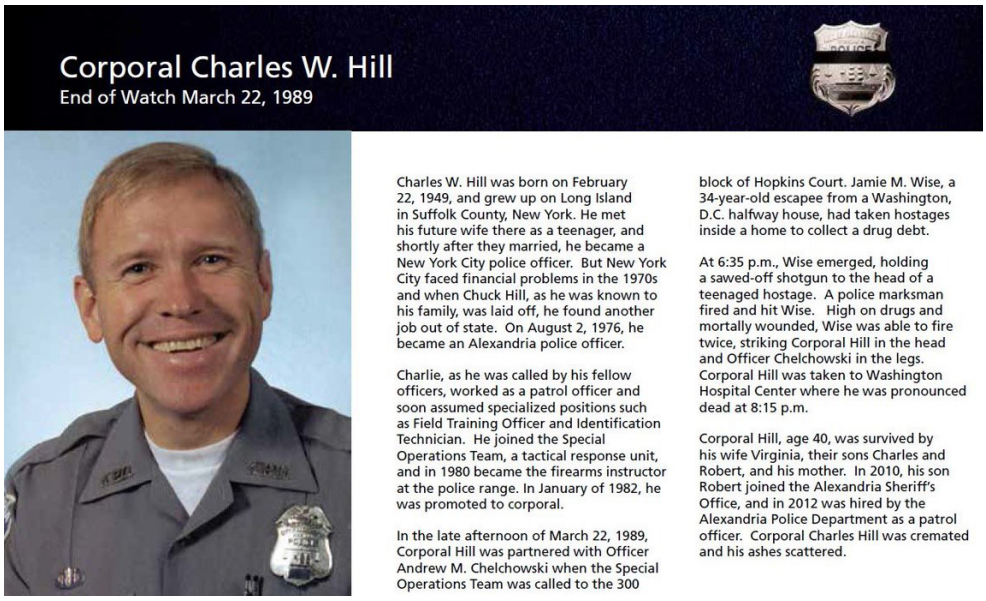
Charles Hill Park was named in honor of Alexandria Police Officer, Corporal Charles W. Hill, who gave his life in the line of duty. The Alexandria Police Special Operations team has adopted the park and maintains the landscaping and plantings around the park welcome sign.

Existing Conditions Map



The 0.40 acre park features shaded sitting areas, large shade trees, a walking path, and open turf for active play. Del Ray residents installed roughly 25 colorful birdhouses throughout the park.

It is difficult to grow grass along Oxford Avenue under the shade trees. There are two native plant beds in the park, one near the stop sign along Oxford Avenue and one around the storm drain in the corner of the park along DeWitt Avenue. There are two educational signs in the park, one describing the history of the St. Asaph Racetrack and one with biographical information on Corporal Charles Hill. The lights in the park are maintained by Dominion Energy.



Corporal Charles W. Hill
End of Watch March 22, 1989

Charles W. Hill was born on February 22, 1949, and grew up on Long Island in Suffolk County, New York. He met his future wife there as a teenager, and shortly after they married, he became a New York City police officer. But New York City faced financial problems in the 1970s and when Chuck Hill, as he was known to his family, was laid off, he found another job out of state. On August 2, 1976, he became an Alexandria police officer.

Charlie, as he was called by his fellow officers, worked as a patrol officer and soon assumed specialized positions such as Field Training Officer and Identification Technician. He joined the Special Operations Team, a tactical response unit, and in 1980 became the firearms instructor at the police range. In January of 1982, he was promoted to corporal.

In the late afternoon of March 22, 1989, Corporal Hill was partnered with Officer Andrew M. Chelchowski when the Special Operations Team was called to the 300 block of Hopkins Court. Jamie M. Wise, a 34-year-old escapee from a Washington, D.C. halfway house, had taken hostages inside a home to collect a drug debt.

At 6:35 p.m., Wise emerged, holding a sawed-off shotgun to the head of a teenaged hostage. A police marksman fired and hit Wise. High on drugs and mortally wounded, Wise was able to fire twice, striking Corporal Hill in the head and Officer Chelchowski in the legs. Corporal Hill was taken to Washington Hospital Center where he was pronounced dead at 8:15 p.m.

Corporal Hill, age 40, was survived by his wife Virginia, their sons Charles and Robert, and his mother. In 2010, his son Robert joined the Alexandria Sheriff's Office, and in 2012 was hired by the Alexandria Police Department as a patrol officer. Corporal Charles Hill was cremated and his ashes scattered.

Charles Hill Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Seating		Element	Open lawn	
Number of responses	15		Number of responses	14	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	8	53	Preserve it	5	36
Enhance it	7	47	Enhance it	4	28
Transform it	0	0	Transform it	5	36

Element	Planter		Element	Park sign	
Number of responses	12		Number of responses	13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	5	42	Preserve it	11	85
Enhance it	7	58	Enhance it	2	15
Transform it	0	0	Transform it	0	0

Element	Lights		Element	Trashcan	
Number of responses	12		Number of responses	13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	6	50	Preserve it	8	62
Enhance it	3	25	Enhance it	2	15
Transform it	3	25	Transform it	3	23

Element	Utility box		Element	Plantings around park sign	
Number of responses	13		Number of responses	13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	8	61	Preserve it	8	62
Enhance it	1	8	Enhance it	2	15
Transform it	4	31	Transform it	3	23

Element	Native plants	
Number of responses	14	
Value	**Count**	**Percent**
Preserve it	6	43
Enhance it	5	36
Transform it	3	21

What is currently NOT in the park that you would like to see there?

1. It could use some more seating, and maybe a natural area- like logs tumbled in a pile or rocks to climb/jump. Maybe a low fence or low screening bushes to better keep kids from going into the street?
2. Bocce Court
3. It is used sparingly mostly just walking through. A picnic seating area or chess tables might be nice. I like the park with the bocce court-that might promote more use of the park.
4. This park would make a great monarch way station. There should be more native plants with signage to explain what they are and why they are important.
5. Play structures for children! A couple of swings and a play set with ladders/climbing opportunities and slides would be great.
6. A well maintained lawn—with actual grass, vs all weeds; pet waste stations; adequate lighting
7. Better maintenance of lawn area.
8. Better lighting, lawn mowed, leaves picked up in fall
9. Clean up. Update the bird houses. Make sure the sign about the trooper is clean and readable. Plant more grass and flowers.
10. Educational signage about native bird species to accompany the bird houses

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and community meeting. Over 400 people responded to the survey in total, 20 of which were specific to Charles Hill Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Help reduce environmental impacts from urban surroundings*
3. *Be a place to relax*

Charles Hill Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Park welcome sign	
Number of responses	43	
Value	**Count**	**Percent**
I love it!	16	37
I like it	20	47
I don't like it	7	16

Recommendation	Access ramps	
Number of responses	45	
Value	**Count**	**Percent**
I love it!	27	60
I like it	14	31
I don't like it	4	9

Recommendation	Game tables & seating	
Number of responses	45	
Value	**Count**	**Percent**
I love it!	24	53
I like it	7	16
I don't like it	14	31

Recommendation	Native plant/pollinator	
Number of responses	43	
Value	**Count**	**Percent**
I love it!	34	79
I like it	6	14
I don't like it	3	7

Recommendation	Path	
Number of responses	44	
Value	**Count**	**Percent**
I love it!	26	59
I like it	12	27
I don't like it	6	14

Recommendation	Little Free Library	
Number of responses	44	
Value	**Count**	**Percent**
I love it!	13	30
I like it	19	43
I don't like it	12	27

Recommendation	Playhouse	
Number of responses	43	
Value	**Count**	**Percent**
I love it!	14	33
I like it	11	26
I don't like it	18	42

Recommendation	Utility box	
Number of responses	41	
Value	**Count**	**Percent**
I love it!	14	34
I like it	20	49
I don't like it	7	17

Recommendation	Water fountain & hose bib	
Number of responses	42	
Value	**Count**	**Percent**
I love it!	28	67
I like it	9	21
I don't like it	5	12

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, 43 of which were specific to Charles Hill Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is the removal of the Little Free Library, game tables, and play house based on community feedback. The seating was adjusted to be movable seating to provide flexibility within the park. The recommendation for a native plant and pollinator garden was changed to be a native plant bioretention garden to help address existing drainage issues while also adding plantings to the park.

Improvement Recommendations

Charles Hill Park

Improvement Recommendations

1. **Update access ramps at crosswalks**
Update the ADA access ramps at the intersections of Oxford Avenue and Terrett Avenue, and Oxford Avenue and DeWitt Avenue to the city standard. Install a to crosswalk across E Mt Ida and Dewitt Avenue to increase access to the park.

2. **Update park signage**
Update the existing park welcome sign to the current city standard.

3. **Create a seating area**
Install moveable seating to provide a place to relax and socialize. Moveable seating allows users the flexibility to decide where they want to gather and how to use the park.

4. **Provide a native plant bioretention garden**
Install a native plant bioretention garden in the circular mulched area to be visually pleasing. The bioretention garden provides an area for natural habitat within a largely urban setting and addresses drainage issues in the park. Select native plants that are well adapted to shady settings and can grow in this area.

5. **Install a stepping stone path**
A stepping stone path, using stones or logs surrounded with mulch, provides a shaded space for children to explore or for story-time

6. **Cover utility box with mylar patterned cover**
Cover the existing green utility box with a patterned wrap, similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016.

7. **Install a water fountain and hose bib**
A new water fountain, with a spout for both humans and dogs, and hose bib for watering plants.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Access ramps		
Park signage		
Seating area		
Native plant/bioretention garden		
Stepping stone path		
Utility box		
Water fountain and hose bib		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Chetworth Place Park

History and Character

Chetworth Place Park is located at 810 Chetworth Place in the Northeast Old Town neighborhood. The park is located in the middle of a very active community amongst the townhouses of Michigan Court and Chetworth Place near Bashford Lane.

The Northeast Citizens' Association has adopted the park.

The 0.28 acre park features a passive lawn, seating, shade trees, and a playground. The playground, renovated in 2002 and is intended for ages 2-5. The playground consists of standard play equipment, swings, a drinking fountain, and wood chip surface.

Existing Conditions Map

Chetworth Place Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element	**Park sign**		**Element**	**Kiosk**	
Number of responses	18		Number of responses	16	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	14	78	Preserve it	9	56
Enhance it	4	22	Enhance it	3	19
Transform it	0	0	Transform it	4	25
Element	**Playground**		**Element**	**Benches**	
Number of responses	18		Number of responses	19	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	6	33	Preserve it	6	32
Enhance it	6	33	Enhance it	9	47
Transform it	6	33	Transform it	4	21
Element	**Picnic tables**		**Element**	**Landscaping**	
Number of responses	20		Number of responses	20	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	5	25	Preserve it	5	25
Enhance it	11	55	Enhance it	9	45
Transform it	4	20	Transform it	6	30
Element	**Open lawn**		**Element**	**Fence**	
Number of responses	20		Number of responses	19	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	9	45	Preserve it	14	74
Enhance it	6	30	Enhance it	4	21
Transform it	5	25	Transform it	1	5
Element	**Fountain**		**Element**	**Trashcan**	
Number of responses	17		Number of responses	19	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	11	65	Preserve it	15	79
Enhance it	4	23	Enhance it	4	21
Transform it	2	12	Transform it	0	0

What is currently NOT in the park that you would like to see there?

1. "Big kid swings"
2. More equipment/spaces for older children. The play structure is small and geared towards the very young as are the swings. Would be great to add equipment for older kids-zip line, ropes course, seesaw, monkey bars. Also the large lawn goes unused and could make a great half basketball court or tennis court that would bring more neighbors to the park
3. A seesaw
4. Park has what it needs. But better maintenance and updated equipment would transform it.
5. Half basketball court Playground equipment for older children
6. Lighting, amenities for adults/teens, public art, recreation, exercise,
7. It'd be nice if there was also a big kid swing. Even if the set isn't changed, there could be one baby swing and one more big kid swing.
8. Play structures for tots, rubberized play flooring, innovative play structures
9. It isn't well maintained and attractive. My neighbors like to gather on occasion and could use more tables and flexible seating.
10. Better plants. It could be so much more pleasant

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 21 of which were specific Chetworth Place Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a place to create social connections with neighbors*
2. *Be a safe place for children to explore*
3. *Have lots of activity*

Chetworth Place Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Park welcome sign		Recommendation	Path	
Number of responses	24		Number of responses	23	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	16	67	I love it!	8	35
I like it	8	33	I like it	5	22
I don't like it	0	60	I don't like it	10	43

Recommendation	Seating		Recommendation	Game tables & seating	
Number of responses	23		Number of responses	24	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	13	54	I love it!	9	38
I like it	8	33	I like it	7	29
I don't like it	3	13	I don't like it	8	33

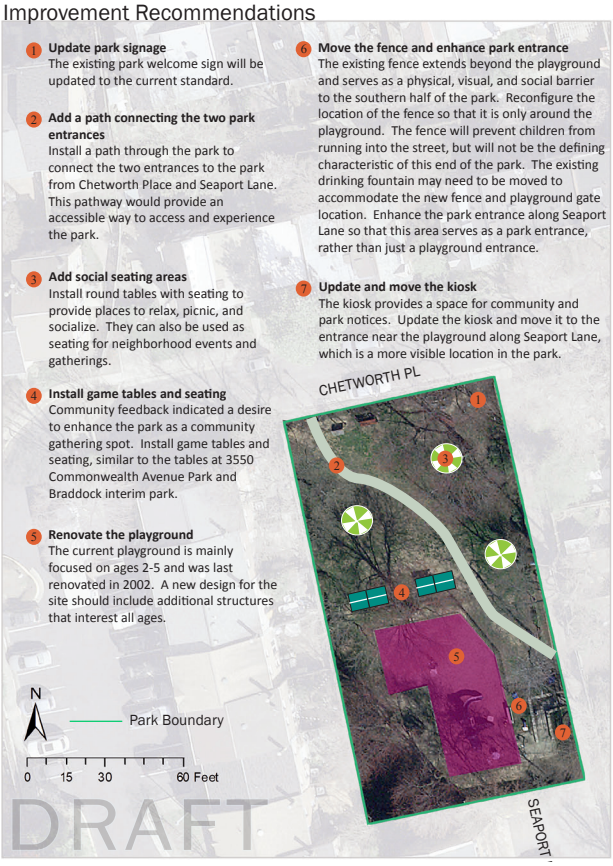
Recommendation	Playground		Recommendation	Fence	
Number of responses	23		Number of responses	21	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	19	83	I love it!	12	57
I like it	14	17	I like it	6	29
I don't like it	0	0	I don't like it	3	14

Recommendation	Park entrance		Recommendation	Kiosk	
Number of responses	23		Number of responses	23	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	13	57	I love it!	11	48
I like it	9	39	I like it	11	48
I don't like it	1	4	I don't like it	1	4

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, 24 of which were specific to Chetworth Place Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is the removal of the path through the park based on community feedback received. The community wants to preserve the existing open lawn and the proposed path would preclude this. The final plan was updated to reflect this.

Improvement Recommendations



Chetworth Place Park

Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome sign to the current city standard.

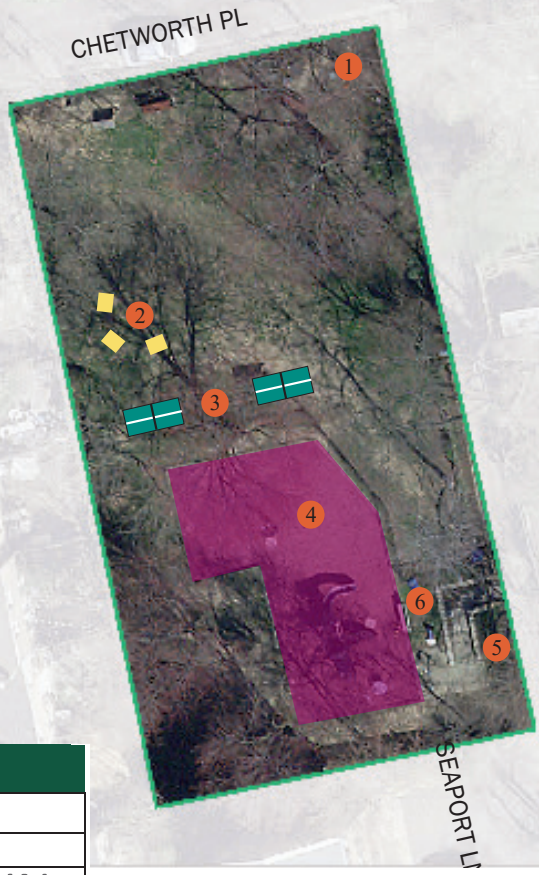
2. **Create a seating area**
   Install moveable chairs to provide a place to relax and socialize. Moveable seating can be used for small neighborhood gatherings.

3. **Install game tables**
   Community feedback indicated a desire to enhance the park as a community gathering spot. Install game tables, similar to the tables at 3550 Commonwealth Avenue Park and Braddock Interim Park.

4. **Renovate the playground**
   The current playground is mainly focused on ages 2-5 and was last renovated in 2002. A new design for the site should include additional free-standing equipment.

5. **Update and move the kiosk**
   The kiosk provides a space for community and park notices. Update the kiosk and move it to the entrance near the playground along Seaport Lane, which is a more visible location in the park.

6. **Move the fence and enhance park entrance**
   The existing fence extends beyond the playground and serves as a physical, visual, and social barrier to the southern half of the park. Reconfigure the location of the fence so that it is only around the playground. The reconfigured fence will prevent children from running into the street, but is not the defining characteristic of this end of the park. The existing drinking fountain may need to be moved to accommodate the new fence and playground gate location. Enhance the park entrance along Seaport Lane so that this area serves as a park entrance, rather than just a playground entrance.



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Park Boundary

0 15 30 60 Feet

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park welcome sign		
Seating area		
Game tables & seating		
Playground		
Kiosk		
Reconfigure fence		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Elbert Triangle Park

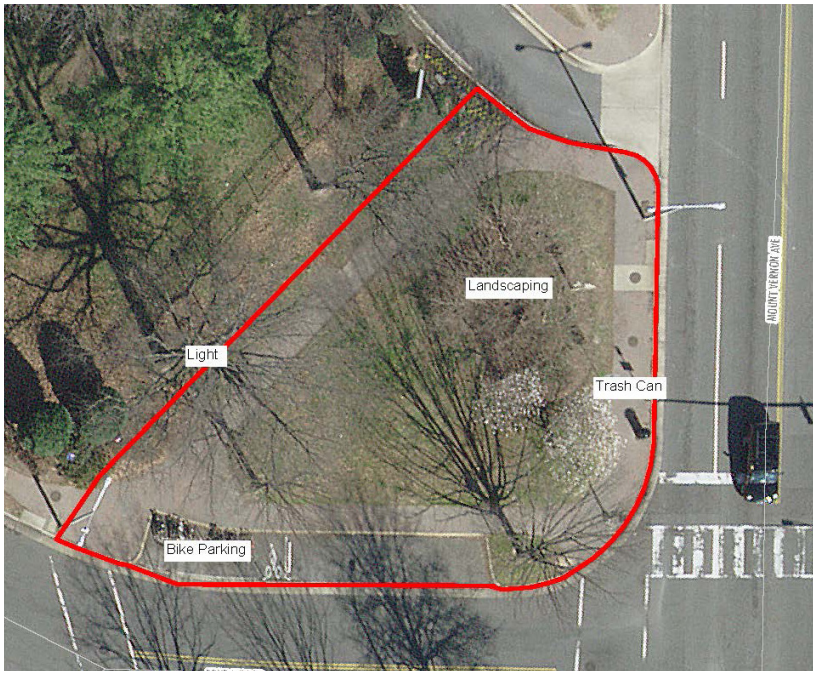
History and Character

Elbert Triangle Square Park is located at 4000 Mount Vernon Avenue in the Arlandria neighborhood.

The park is 0.18 acres and is located across Mount Vernon Avenue from Four Mile Run Park and the Four Mile Run Conservatory. The surrounding neighborhood is diverse and includes numerous apartment complexes and a commercial area along Mount Vernon Avenue. The park features bike parking, a flower bed, shade trees, and a walking path.

The park is bordered by a fence to the west that separates the adjacent privately-owned open space from the park. The Park Vue of Alexandria apartment complex owns and maintains the American and State of Virginia flags.

Existing Conditions Map



Elbert Triangle Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Paths** 9		**Element** Number of responses	**Landscaping** 10	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	6	67	Preserve it	8	80
Enhance it	3	33	Enhance it	0	0
Transform it	0	0	Transform it	2	20
Element Number of responses	**Lighting** 11		**Element** Number of responses	**Open lawn** 9	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	3	27	Preserve it	2	22
Enhance it	6	55	Enhance it	5	56
Transform it	2	18	Transform it	2	22

What is currently NOT in the park that you would like to see there?

1. A rain catch/butterfly sanctuary. Seating. Anything.
2. Play equipment. Plantings
3. Public are of some kind
4. I'm not sure it's the Parks fault but as soon as you turn on Mount Vernon from Glebe, the area announces "bad area". The storefronts could be cleaned up to look nicer and it wouldn't set the theme for what you entering as a run down area.
5. Benches! I was sorry to see the former benches removed. It is a popular spot to wait for the school bus and metro buses.
6. Interesting history about the neighborhood or nature.
7. A nice lawn and landscaping
8. Tables, benches

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 13 of which were specific to Elbert Triangle Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Help reduce environmental impacts from urban surroundings*
2. *Be a place to create social connections with neighbors*
3. *Be a safe place for children to explore*

The image above is an example of a bike repair station, located in Waterfront Park. A bike repair station provides users with all the tools needed to perform basic bike repairs and maintenance. The tools are attached to the stand and the station allows for a bike to be hung while it is being repaired.

Elbert Triangle Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Park welcome sign** 5		**Recommendation** Number of responses	**Bike study** 5	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	3	60	I love it!	2	40
I like it	2	40	I like it	3	60
I don't like it	0	0	I don't like it	0	0
Recommendation Number of responses	**Bike amenities** 5		**Recommendation** Number of responses	**Parklet** 5	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	3	60	I love it!	5	100
I like it	2	40	I like it	0	0
I don't like it	0	0	I don't like it	0	0
Recommendation Number of responses	**City welcome sign** 5		**Recommendation** Number of responses	**Seating** 5	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	1	20	I love it!	5	100
I like it	2	40	I like it	0	0
I don't like it	2	40	I don't like it	0	0

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, five of which were specific to Elbert Triangle Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is the substitution of traditional Victor Stanley benches to a curved concrete bench intended to encourage social interactions.

Improvement Recommendations

Elbert Triangle Park

Improvement Recommendations

1. **Add a rules and regulations sign**
   Add a rules and regulations sign to inform park users of the park's rules.

2. **Review bike parking area and add bike amenities**
   Conduct outreach with nearby businesses, Taxi Cab Association, and other groups to ensure they are not relying on the space for their uses and let them know the city is considering options to repurpose the site. Consider building a bike shelter, adding a bike fix-it-station, and/or expand the bike parking area as needed based on the results of the bike study.

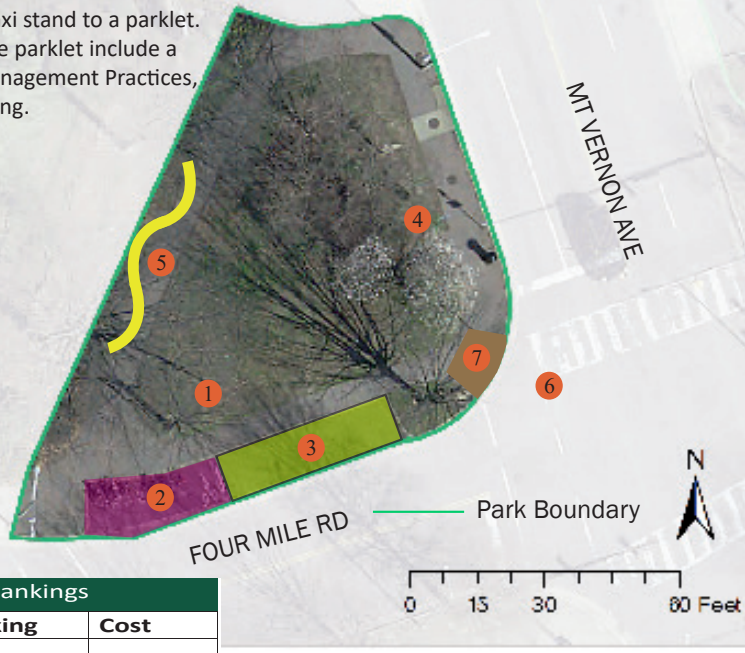
3. **Add a parklet to the taxi stand**
   The Department of Transportation & Environmental Services staff studied this taxi stand in 2013 for the Traffic and Parking Board. Findings showed that taxis were not using the space during the course of the study, and half of the taxi stand was converted to bike parking. Conduct a study of the remaining taxi stand to determine if it still needed at this location. If not, convert the taxi stand to a parklet. Potential uses for the parklet include a stormwater Best Management Practices, additional bike parking.

4. **Replace the gateway City welcome sign**
   Replace the "Welcome to Alexandria" sign along Mount Vernon Avenue to meet the City's wayfinding standards and create a gateway to welcome visitors to the City.

5. **Add seating**
   Add curved benches to create a social spot for all ages to relax. Curved benches in a linear space allows for greater social interactions.

6. **Improve intersection**
   Intersection improvements along Mt Vernon Avenue are under review by the Department of Transportation & Environmental Services.

7. **Upgrade curb ramps**
   Upgrade the ADA access ramp at the Mt Vernon and Four Mile Run Road intersection.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Bike study		
Bike amenities		
Parklet		
City welcome sign		
Seating		
Intersection improvements		
Update curb ramps		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Gentry Park

History and Character

Gentry Park is located at 210 A Guthrie Avenue in the Warwick Village neighborhood.

The park is 0.2 acres and is located both between and behind a block full of town houses and is publicly accessed through a narrow sidewalk, which sits beside two town homes on Guthrie Avenue. The entry path continues into the park and dead ends at the far end of the park.

The park also features a hillside with native plants and a small open lawn area. The lawn primarily serves as an extension of the backyards of the homes along Mosby Street and does not have easy access from the path in the park. Natural Resources Division staff have enhanced and managed the natural area on the naturally steep slope near the park entrance by removing annual and perennial weeds and planting appropriate native plants.

Existing Conditions Map

Gentry Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Park sign** 6		**Element** Number of responses	**Open area** 6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	5	83	Preserve it	0	0
Enhance it	1	17	Enhance it	5	83
Transform it	0	0	Transform it	1	17
Element Number of responses	**Conservation area** 7		**Element** Number of responses	**Path** 7	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	0	0	Preserve it	1	14
Enhance it	4	57	Enhance it	4	57
Transform it	3	43	Transform it	2	29

What is currently NOT in the park that you would like to see there?

1. A rain catch/butterfly sanctuary. Seating. Anything.
2. Play equipment. Plantings
3. Public are of some kind
4. I'm not sure it's the Parks fault but as soon as you turn on Mount Vernon from Glebe, the area announces "bad area". The storefronts could be cleaned up to look nicer and it wouldn't set the theme for what you entering as a run down area.
5. Benches! I was sorry to see the former benches removed. It is a popular spot to wait for the school bus and metro buses.
6. Interesting history about the neighborhood or nature.
7. A nice lawn and landscaping
8. Tables, benches

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, eight of which were specific to Gentry Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top three rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Help reduce environmental impacts from urban surroundings*

The image above is an example of a stepping stone path. A stepping stone path allows for less pervious surface in the park and better fits within the steep landscape of the hill. The stepping stone path also preserves the natural look and feel of the park.

Gentry Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Landscaping & erosion 12	
Value	**Count**	**Percent**
I love it!	9	75
I like it	2	17
I don't like it	1	8

Recommendation Number of responses	Path 12	
Value	**Count**	**Percent**
I love it!	5	42
I like it	4	33
I don't like it	3	25

Recommendation Number of responses	Seating 12	
Value	**Count**	**Percent**
I love it!	7	58
I like it	3	25
I don't like it	2	17

Improvement Recommendations

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). The city received 716 responses in total, 12 of which were specific to Gentry Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft park plan is the amendment to the originally proposed path through the park. The path will be a stone path that traverses the hill and ends at the grass area of the park. A stepping stone path allows users greater access to the park, while maintaining the open space and not disturbing the drainage of the park by introducing large amounts of impervious surfaces. Another change made to the draft plan is the inclusion of a new City standard sign. The sign will be site and size appropriate, understanding that the park is small and its entryway between two homes. Additionally, after internal meetings with the Natural Resources Division, the addition of natives were added as a recommendation at the northwestern end of the park.

Gentry Park

Improvement Recommendations

1. **Continue to maintain sheet flow runoff**
Continue to help slow sheetflow runoff on slopes by maintaining existing site-appropriate native vegetation, which serve as a groundcover, slowing water and helping it infiltrate into the soil.

2. **Install a stepping stone path**
The current path in the park dead ends at the far corner of the park. Build steps into the hillside and add a stepping stone path extension to increase access to the grassy area of the park. Using stepping stones allows for less permeable surface and fits with the naturalistic feel of the park. Due to the steep slope and thick vegetation, the path will end at the grassy area of the park.

3. **Create a seating area**
Install moveable chairs to provide a place to relax and socialize.

4. **Continue invasive species management and increase vegetative diversity**
The Natural Resources Division will continue to manage the invasive species and replace with native species as appropriate.

5. **Install native plantings**
Plant additional native graminoids (grasses and grasslike plants,) and wildflowers along the edge of the upper slope and terrace bench to further help intercept and slow runoff.

6. **Update park signage**
Update the existing park welcome sign to the current city standard.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Maintenance of sheet flow		
Steppingstone path		
Seating area		
Invasive species management		
Native plantings		
Park signage		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

COMMENT - 1/16/2020

Hillside Park

History and Character

Hillside Park is located at 264 Burgess Avenue in the Warwick neighborhood. There are no documented historic sites within the park.

The Warwick Village Citizens' Association has adopted the park.

The 0.31 acre park is built into a hillside and features large shade trees, a walking path, benches, wooden stairs and a terraced hillside. The park is a passive, shady, and natural area.

Existing Conditions Map

Hillside Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Trashcan** 3		**Element** Number of responses	**Benches** 3	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	3	100	Preserve it	2	67
Enhance it	0	0	Enhance it	1	33
Transform it	0	0	Transform it	0	0
Element Number of responses	**Park sign** 3		**Element** Number of responses	**Wooden stairs** 3	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	3	100	Preserve it	0	0
Enhance it	0	0	Enhance it	1	33
Transform it	0	0	Transform it	2	67
Element Number of responses	**Paths** 2		**Element** Number of responses	**Outlook area** 2	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	1	50	Preserve it	1	50
Enhance it	0	0	Enhance it	0	0
Transform it	1	50	Transform it	1	50

What is currently NOT in the park that you would like to see there?

1. Motion lighting at night. The park is a magnet for people who want to have sex, drink alcohol, and use drugs. These people also frequently litter. Combined with poor city maintenance of low hanging tree limbs and hedges, people who conduct illicit activities in Hillside Park find it very easy to hide at night and during the day. In the last 10 years, the City has done very little to invest in this park.
2. Get rid of the "no mow zones" and cut the grass. These "no mow zones" just attract rats, litter, and unsavory types.

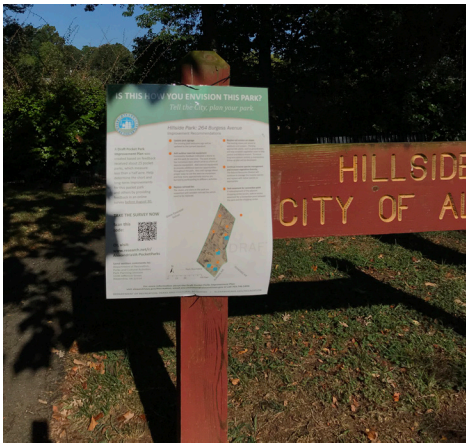
Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 3 of which were specific to Hillside Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a space to go exercise on my own*
2. *Be a place to relax*
3. *Have lots of activity*



This picture above is of the flyer posted in Hillside Park informing the community about the survey.

Hillside Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Park welcome sign** 13		**Recommendation** Number of responses	**Exercise equipment** 13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	7	54	I love it!	5	38
I like it	6	46	I like it	7	54
I don't like it	0	0	I don't like it	1	8
Recommendation Number of responses	**Replace railroad ties** 13		**Recommendation** Number of responses	**Landscaping & erosion** 13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	11	85	I love it!	11	85
I like it	2	15	I like it	2	15
I don't like it	0	0	I don't like it	0	0
Recommendation Number of responses	**Invasive species** 13		**Recommendation** Number of responses	**Connection easement** 13	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	6	46	I love it!	12	92
I like it	7	54	I like it	1	8
I don't like it	0	0	I don't like it	0	0

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 13 of which were specific to Hillside Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. No major changes were made to the original draft plan.

Improvement Recommendations

1. **Update park signage**
   The existing park welcome sign will be updated to the current standard.

2. **Add outdoor exercise equipment**
   Community feedback indicated a desire to use this park for exercise. The park already has numerous stairs which serve as a form of exercise equipment. Add exercise equipment to provide additional exercise opportunities throughout the park. Also add signage about proper ways to use the exercise equipment and how many approximate calories are burned by participating in different activities.

3. **Replace railroad ties**
   The slopes and stairs in the park are supported with wooden railroad ties which need to be replaced.

4. **Resolve soil erosion on slopes**
   The existing slopes are prone to washouts and erosion. Planting appropriate plants, such as groundcovers, will help establish vegetative cover to help control and reduce erosion. To ensure long term erosion control, a maintenance follow up plan will be developed.

5. **Continue invasive species management and increase vegetative diversity**
   The Natural Resources Division will continue to manage the invasive species and replace with native species as appropriate.

6. **Seek easement for connection point**
   If redevelopment of the adjacent shopping center occurs, seek an access easement for a connection point between the park and the shopping center.

Hillside Park

Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome sign to the current city standard.

2. **Add outdoor exercise equipment**
   Community feedback indicated a desire to use this park for exercise. The staircase already serves as a form of exercise equipment. Add exercise equipment to provide additional workout opportunities throughout the park. Add signage about the proper ways to use the exercise equipment and how many approximate calories are burned by participating in different activities.

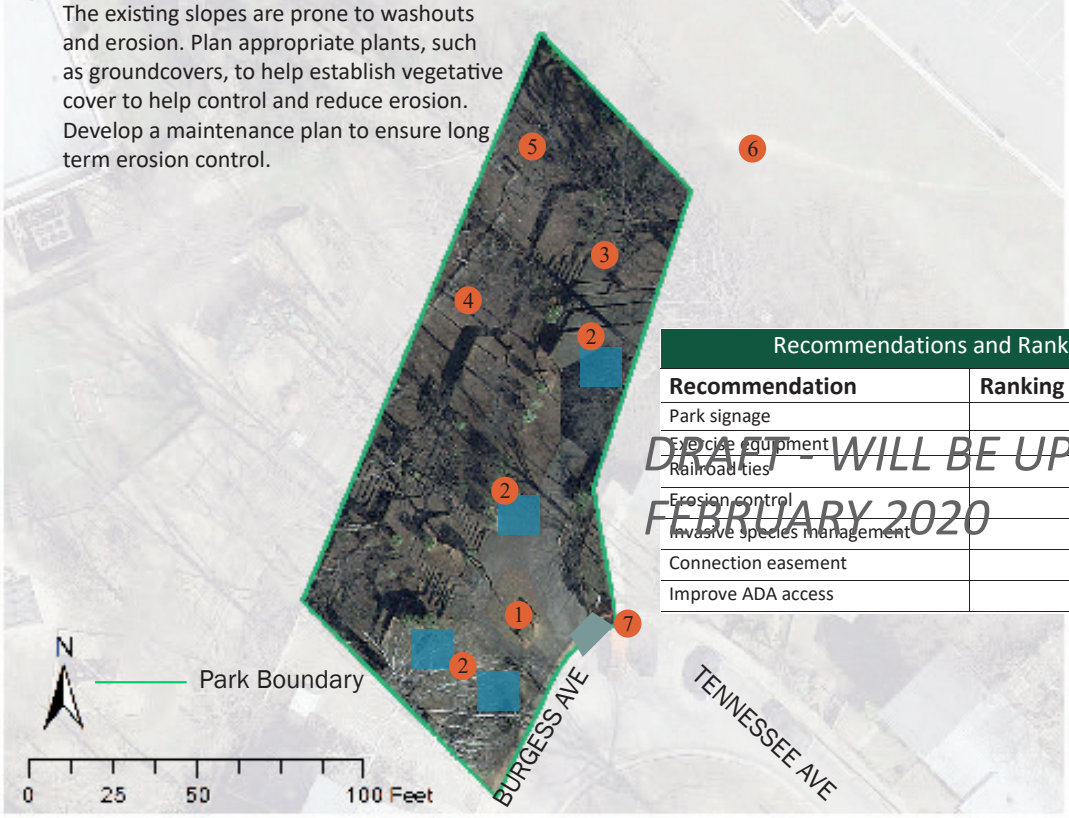
3. **Replace railroad ties**
   Replace the wooden railroad ties that support the slopes and stairs in the park.

4. **Resolve soil erosion on slopes**
   The existing slopes are prone to washouts and erosion. Plan appropriate plants, such as groundcovers, to help establish vegetative cover to help control and reduce erosion. Develop a maintenance plan to ensure long term erosion control.

5. **Continue invasive species management and increase vegetative diversity**
   The Natural Resources Division continue managing the invasive species and replace with native species as appropriate.

6. **Seek easement for connection point**
   If redevelopment of the adjacent shopping center occurs, seek a public access easement for a connection point between the park and Glebe Road.

7. **Improve ADA access**
   Improve ADA access to the park from Tennessee Avenue.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Exercise equipment		
Railroad ties		
Erosion control		
Invasive species management		
Connection easement		
Improve ADA access		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Hunter Miller Park

History and Character

Hunter Miller Park is located at 224 North Fayette Street in the West Old Town neighborhood. There are no documented historic sites within the park.

The park is named for community activists and long-time City residents Bernard Hunter and Helen Miller, the first African Americans to have a park named after them in Alexandria. Bernard Hunter was a member of the Police Department's Community Action Team and worked to ensure that the playground that now bears his name had proper and safe equipment. Helen Miller was an advocate for children and families in Alexandria, her life-long home, and a member of the Hopkins House Board.

The park is 0.32 acres and features large shade trees, benches, a basketball court, and playground. The basketball court has lights for evening and nighttime play and during the summer there is league play under the lights.

The playground, renovated in 2008, is intended for ages 2-15 and consists of standard play equipment, swings, and rubberized surface. The park is a popular spot for residents, daycare facilities, and tourists given the proximity to the King Street shopping and restaurant corridor just two blocks south.

Existing Conditions Map

Hunter Miller Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Trashcan	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	7	87
Enhance it	1	13
Transform it	0	0

Element	Benches	
Number of responses	9	
Value	**Count**	**Percent**
Preserve it	5	56
Enhance it	4	44
Transform it	0	0

Element	Park sign	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	8	100
Enhance it	0	0
Transform it	0	0

Element	Playground	
Number of responses	9	
Value	**Count**	**Percent**
Preserve it	5	56
Enhance it	3	33
Transform it	1	11

Element	Fence	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	8	100
Enhance it	0	0
Transform it	0	0

Element	Paths	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	8	100
Enhance it	0	0
Transform it	0	0

Element	Basketball Court	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	7	88
Enhance it	0	0
Transform it	1	12

What is currently NOT in the park that you would like to see there?

1. Perhaps additional features for kids to climb on, like stones or low walls, in the not-so-grassy area.
2. A dog park!! We all use the basketball court as a dog park. We need a dog park close by. Please consider adding one in the Braddock interim space next to the post office.
3. Water fountain
4. Bathrooms and water fountain. Sandbox
5. Make a Pet Friendly Space

Note: There is community interest in a fenced dog area in Hunter Miller Park, however, the Dog Park Master Plan states that a fenced dog area must be a minimum of ½ acre and 50 ft. from a residential, commercial, or industrial property. It is not possible to meet these requirements in this park. An update to the Citywide Dog Park Master Plan (developed in 2000) will re-evaluate the dog area criteria described above.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 11 of which were specific to Hunter Miller Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Be a place to relax*

The image above is an example of a "swing with me" swing which allows multiple people to play together, including multiple generations. "Swing with me" swings allows for users to see eye-to-eye and they can also be used by only one users.

Hunter Miller Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Swings	
Number of responses	15	
Value	**Count**	**Percent**
I love it!	4	27
I like it	6	40
I don't like it	5	33

Recommendation	Benches	
Number of responses	14	
Value	**Count**	**Percent**
I love it!	10	71
I like it	2	14
I don't like it	2	14

Recommendation	Park welcome sign	
Number of responses	14	
Value	**Count**	**Percent**
I love it!	6	43
I like it	8	57
I don't like it	0	0

Recommendation	Water fountain	
Number of responses	14	
Value	**Count**	**Percent**
I love it!	10	71
I like it	3	21
I don't like it	1	7

Recommendation	Utility box	
Number of responses	14	
Value	**Count**	**Percent**
I love it!	3	21
I like it	8	57
I don't like it	3	21

Improvement Recommendations

1. **Replace the bucket swings**
Community feedback indicated that there is a need for both bucket swings for toddlers and swings for older children. Given the limited space in this park, this plan suggests replacing the bucket swings with "swing with me" swings similar to those already installed in other parks in the City, such as Beverly Park and Potomac Yard Park. These swings can each be used by one or two people and will allow children of all ages to use the swings.

2. **Add additional benches**
Install additional benches in the park along the fence line and in the shaded area in the center of the park between the two play areas.

3. **Add a water fountain**
Install a drinking fountain to provide drinking water inside the park.

4. **Update park signage**
The existing park welcome sign will be updated to the current standard.

5. **Cover utility box with mylar patterned cover**
Similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016, cover the existing green utility box with a patterned wrap.

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 15 of which were specific to Hunter Miller Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change from the draft plan is the additional recommendation of reevaluating the distances within the playground to see if there is room for additional climbing structures while also maintaining the appropriate use areas distances requirements.

Hunter Miller Park

Improvement Recommendations

1. **Replace the bucket swings**
   Community feedback indicated that there is a need for both bucket swings for toddlers and swings for older children. Given the limited space in this park, replace the bucket swings with "swing with me" swings similar to those installed in other parks in the City, such as Beverly Park and Potomac Yard Park. These swings can each be used by one or two people and will allow children of all ages to use the swings.

2. **Add additional benches**
   Install additional benches in the park along the fence line and in the shaded area in the center of the park between the two play areas.

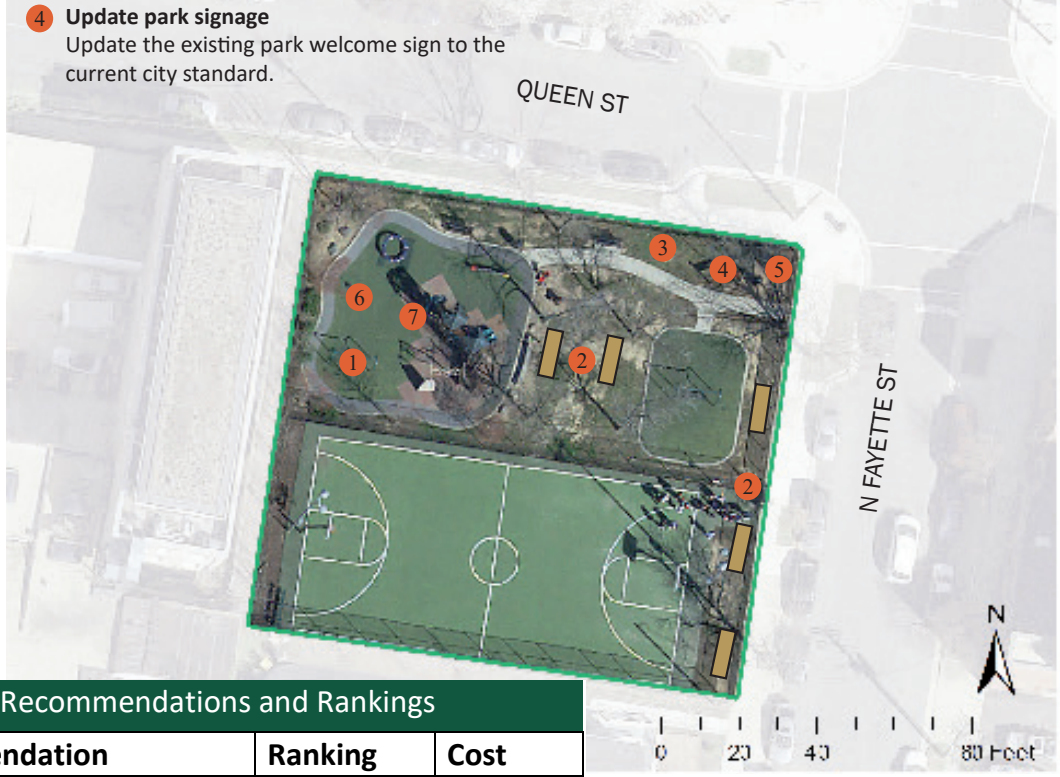
3. **Add a water fountain**
   Install a drinking fountain/bottle filler to provide drinking water inside the park.

4. **Update park signage**
   Update the existing park welcome sign to the current city standard.

5. **Cover utility box with mylar patterned cover**
   Cover the existing green utility box with a patterned wrap, similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016.

6. **Evaluate playground for the addition of a climbing structure**
   Community feedback indicated a desire for climbing features. Evaluate the distances in the playground to see if there is room to fit a climbing structure.

7. **Update existing playground and provide shade**
   The current playground includes outdated play equipment. Community feedback indicated a desire for shade in this park. Install a shade structure, such as a shade sail, as park of the playground renovation to provide shade to the park.



Recommendations and Rankings

Recommendation	Ranking	Cost
Swings		
Benches		
Water fountain		
Park signage		
Utility box		
Evaluate playground distances		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Interior Park

History and Character

Interior Park is located at 1321 Oronoco Street in the West Old Town neighborhood. There are no documented historic sites within the park.

The 0.39 acre park features an asphalt slab in the center of the park which is surrounded by benches, small trees, grass, and some planting beds. The park is located in the middle of a city block, with four alleyways leading up to the park, surrounded by town homes and parking. The alleyways from Pendleton Park lead to Interior Park. There is no official signage for the park from the street.

Existing Conditions Map

Interior Park

The image above is an example of a green alley. Green alleys are a form of green infrastructure that uses permeable pavement that mimics natural conditions to capture, filter, and slow down stormwater runoff before it enter the sewer system.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 5 of which were specific to Interior Park. Staff used the collected information to develop the draft park plans.

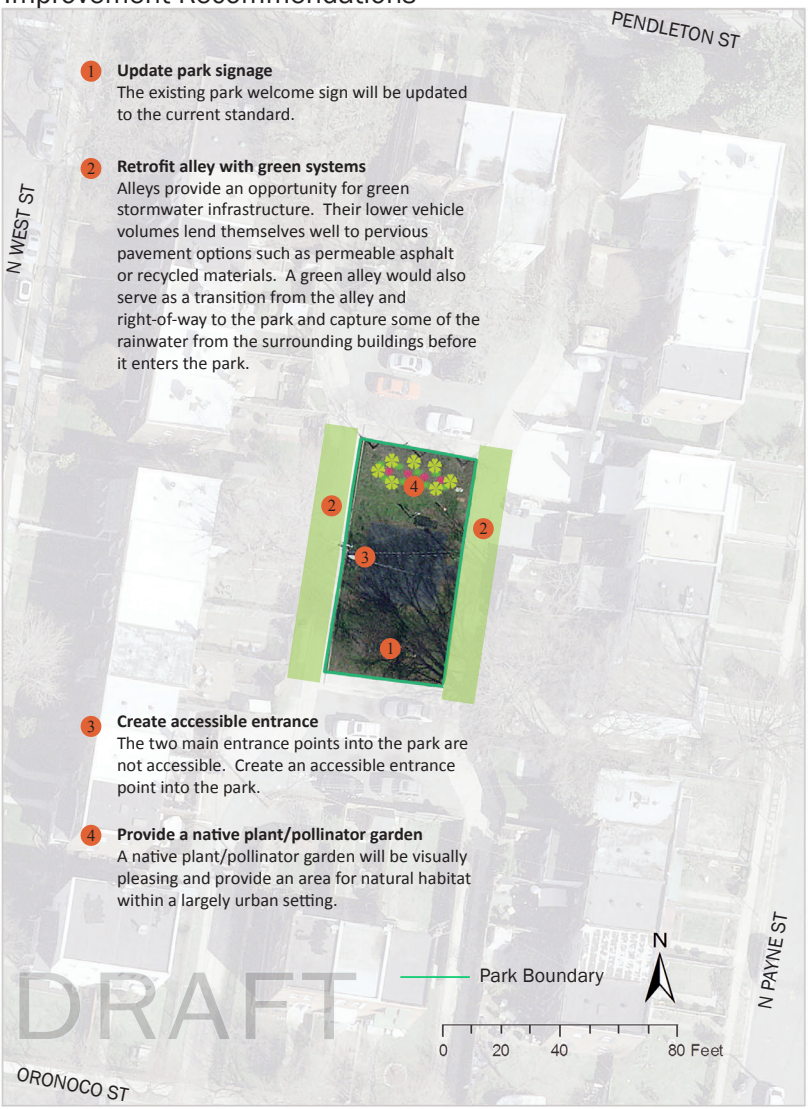
In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)
**survey responses were limited for this park*

Interior Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Park welcome sign** 5		**Recommendation** Number of responses	**Green systems** 6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	4	80	I love it!	4	67
I like it	1	20	I like it	2	33
I don't like it	0	0	I don't like it	0	0
Recommendation Number of responses	**Entrance** 5		**Recommendation** Number of responses	**Native plants/garden** 6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	3	60	I love it!	6	100
I like it	2	40	I like it	0	0
I don't like it	0	0	I don't like it	0	0

Improvement Recommendations

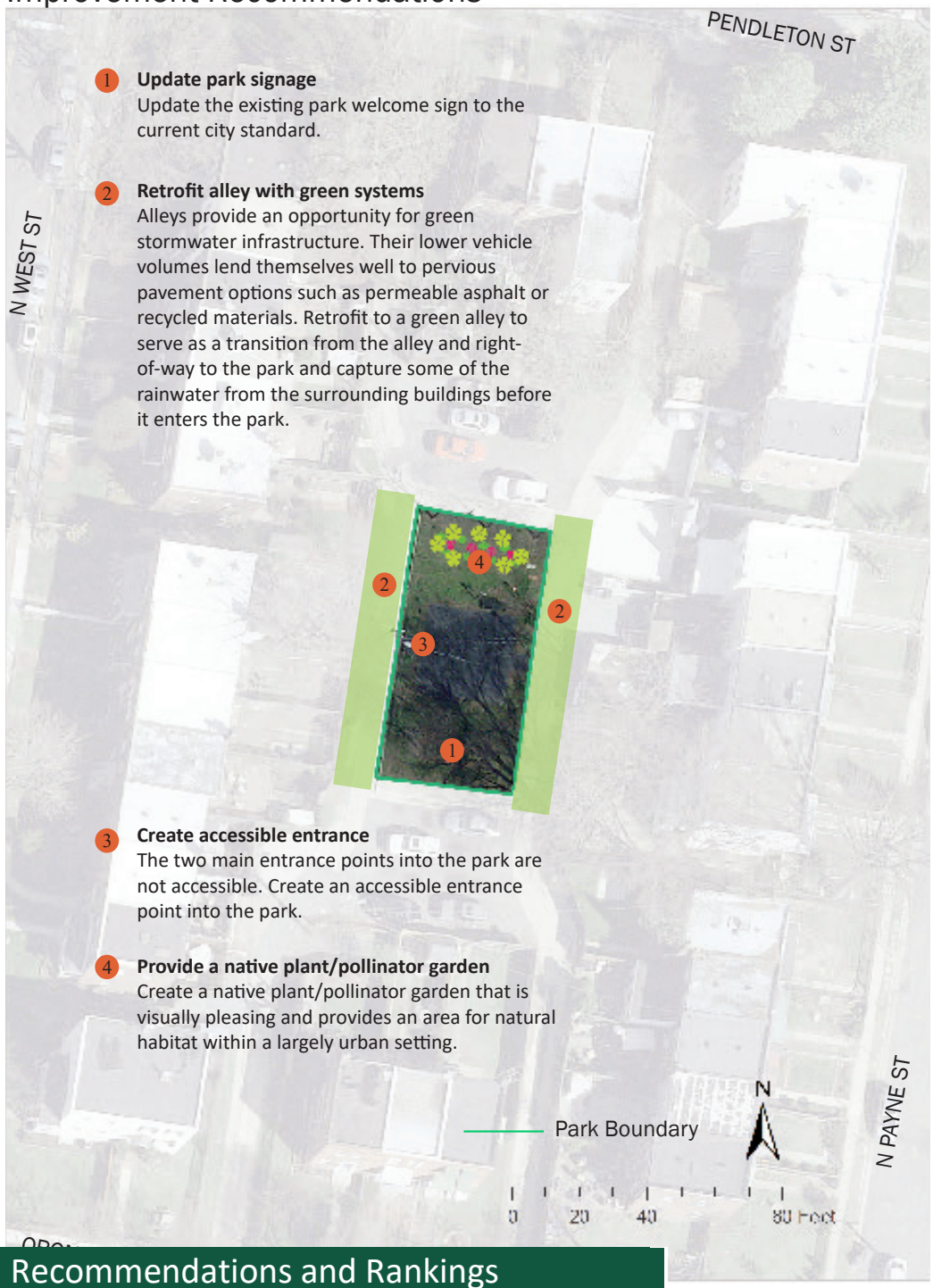


In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, six of which were specific to Interior Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. No major changes were made to the original draft plan.

Interior Park

Improvement Recommendations



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Green systems		
Accessible entrance		
Native plant/pollinator garden		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Lake Cook Pocket Park

History and Character

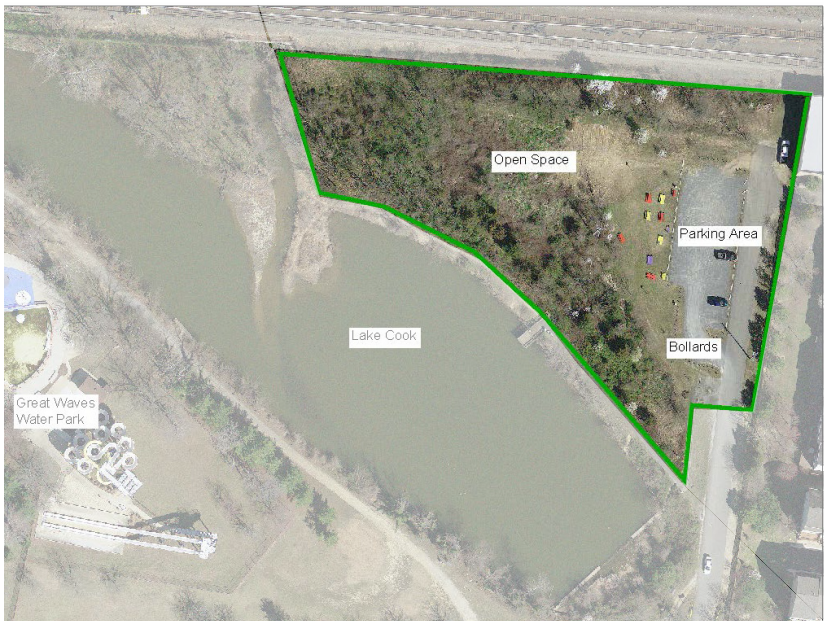
Lake Cook is located at 3911 Eisenhower Avenue in the Eisenhower Valley.

Constructed in the 1970s as a fishing pond, Strawberry Run flows into the lake and the lake flows into Cameron Run. The Virginia Department of Game and Inland Fisheries stocks the lake with trout and catfish, and other fish, such as bass and sunfish, are naturally occurring in the lake.

In 1981, the Northern Virginia Regional Park Authority (now referred to as NOVA Parks) entered into a 40 year lease agreement with the City for Cameron Run Park, which included Lake Cook and the surrounding area. In October 2018, Alexandria City Council, as part of negotiations for an extended lease, modified the boundaries of the lease to remove Lake Cook and the surrounding area from the Cameron Run Park boundary and to create a new City park around Lake Cook.

In fall 2018, the Department of Transportation and Environmental Services, Department of Project Implementation, and RPCA completed a stormwater pond retrofit project that transformed Lake Cook from a fishing pond overrun by invasive species and with limited access into a community amenity with enhanced wildlife habitat that improves urban stormwater runoff quality. The project added a sediment forebay, pedestrian loop trail around the lake, pedestrian bridge and boardwalk, public art, additional fishing opportunities, aquatic bench with wetland plants, new overlook area along Eisenhower Avenue, and native plants throughout the project area.

Existing Conditions Map



The lake is located along Eisenhower Avenue, bounded to the north by several freight and passenger railroad tracks, including WMATA Metrorail, Amtrak, CSX, and Norfolk Southern, to the west by Great Waves Waterpark, and to the east by town homes.

The Lake Cook Pocket Park is the area located in the northeast corner of the park, generally bounded by the parking

Lake Cook Pocket Park

lot, railroad tracks, and wooded area. This portion of the park was not part of the stormwater retrofit project.

A majority of this park is located within the resource protection area (RPA) along Lake Cook. There is a WMATA access easement along the eastern edge of the park, generally following the access road to the WMATA building and Metrorail tracks adjacent to the park.

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Natural area** 35		**Element** Number of responses	**Open area** 36	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	5	14	Preserve it	0	0
Enhance it	23	66	Enhance it	14	39
Transform it	7	20	Transform it	22	61

What is currently NOT in the park that you would like to see there?

1. Mountain bike trails through the woods
2. Nature themed ephemeral art installations.
3. A play space for tots.
4. It's a wasteland. I would like to see play equipment for kids older than 3 years, a communal garden area—this could be used for educational programming for kids, tables/chairs/benches/adult games—like the park on Pendleton Street
5. Given that there isn't anything there now, there is a lot we would like to see. A natural environment for families to explore would be nice.
6. Child-friendly equipment that blends into the natural surrounding. Places to gather.
7. The part is undergoing renovation, so we'll have to wait and see.
8. Plant more trees – a variety of trees, but ones that will live a long time.
9. More native trees along the bank… perhaps naturalistic looking playground features for children where the mowed turf area near the parking lot was.
10. We would love a basketball court and a place to exercise
11. Playground
12. Grass, trees

Note: There is community interest in a fenced dog area in Lake Cook Pocket Park, however, the Dog Park Master Plan states that a fenced dog area must be a minimum of ½ acre. It is not possible to meet this requirement in this park. An update to the Citywide Dog Park Master Plan (developed in 2000) will re-evaluate the dog area criteria described above.

The image on the right is an example of a bat box. Bats play a key role in pollinating plants and they also help control mosquitoes and other bugs. Bat boxes require very little maintenance and will help bats in the newly established Lake Cook.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 40 of which were specific to Lake Cook Pocket Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Provide opportunity to explore nature*
3. *Help reduce environmental impacts from surroundings*

Lake Cook Pocket Park

1. **Install nature inspired play features**
Community feedback indicated a desire for additional opportunities for children to play in the park. Install a playground with nature inspired features for children of all ages. Locate the playground outside of the resource protection area.

2. **Install a bat house**
Community feedback indicated a desire to enhance nature throughout the park and to control insects naturally. Bats are an important part of the ecosystem, they eat mosquitos and other insects and act as pollinators. Install a bat house to attract bats to the park. Work with the Natural Resources Division to ensure the bat house is installed in an appropriate location.

3. **Invasive species management**
The Natural Resources Division will manage invasive species in the park as part of its operating program.

4. **Plant native trees in wooded areas**
By planting sapling native trees in the wooded areas around the park, these will over time, replace trees that decline naturally. Also, evaluate the plantings around the lake and throughout the park and supplement as needed.

5. **Add seating and shade structures**
Community feedback indicated a need for shaded seating and gathering spaces. Install picnic table seating and shade structures that could be used as a gathering area for caregivers, multi-generational gatherings, and community gatherings.

6. **Plant trees to serve as barrier**
Vehicles park along the side of the access road, killing the small plants and creating muddy conditions, instead of driving into the park and parking in the provided parking lot. Trees will serve as a natural barrier along the access road and guide park visitors to the parking lot.

7. **Install Bike Share Station**
Transportation & Environmental Services is considering installing a Bike Share station near the Cameron Run bike trail. This station would provide a needed connection point in the bike share network along the busy Cameron Run bike trail. The selected location will need to allow a vehicle to access the station to "rebalance" bikes between stations.

8. **Improve park access from Eisenhower Avenue**
Provide safe and accessible pedestrian and bike crossings into the park. This may include additional crosswalks, updating existing crosswalks to high visibility, an improved intersection, and shortened crossing distance through installation of refuge islands or realigning the crosswalks.
A transportation analysis will be coordinated by Transportation and Environmental Services.

9. **Mark the loop trail with a ¼ mile sign**
The new loop trail around the lake is ¼ mile long. Mark the trail to indicate the length.

10. **Evaluate park needs based on use since renovation**
The area around the lake was extensively renovated in 2018 as part of a stormwater retrofit project. Evaluate use and park needs since the renovation, paying particular attention to school groups, fishing patterns, and neighborhood use.

11. **Explore partnerships with NOVA Parks for bathroom access**
Community feedback indicated a desire for bathrooms or port-a-johns to be installed in the park. Explore partnerships and signage with NOVA Parks to provide a bathroom for park users at Cameron Run Regional Park.

DRAFT

Lake Cook Pocket Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Natural play features	
Number of responses	25	
Value	Count	Percent
I love it!	18	72
I like it	6	24
I don't like it	1	4

Recommendation	Bat house	
Number of responses	26	
Value	Count	Percent
I love it!	19	73
I like it	5	19
I don't like it	2	8

Recommendation	Invasive species	
Number of responses	25	
Value	Count	Percent
I love it!	22	88
I like it	2	8
I don't like it	1	4

Recommendation	Native trees	
Number of responses	25	
Value	Count	Percent
I love it!	25	100
I like it	0	0
I don't like it	0	0

Recommendation	Shaded seating	
Number of responses	26	
Value	Count	Percent
I love it!	21	81
I like it	5	19
I don't like it	0	0

Recommendation	Trees	
Number of responses	26	
Value	Count	Percent
I love it!	24	92
I like it	2	8
I don't like it	0	0

Recommendation	Capital Bikeshare	
Number of responses	26	
Value	Count	Percent
I love it!	10	38
I like it	14	54
I don't like it	2	8

Recommendation	Park access	
Number of responses	25	
Value	Count	Percent
I love it!	16	64
I like it	8	32
I don't like it	1	4

Recommendation	Trail loop marking	
Number of responses	26	
Value	Count	Percent
I love it!	15	58
I like it	10	38
I don't like it	1	4

Recommendation	Park evaluation	
Number of responses	22	
Value	Count	Percent
I love it!	13	59
I like it	8	36
I don't like it	1	5

Recommendation	Partnerships	
Number of responses	23	
Value	Count	Percent
I love it!	9	39
I like it	3	13
I don't like it	11	48

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 26 of which were specific to Lake Cook Pocket Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change from the draft plan is the additional recommendation of a water station for drinking and water access. The Bikeshare Station location was moved to better connect with the Eisenhower Avenue Trail. Additionally, the recommendation for seeking partnerships with NOVA parks was removed as a result of community feedback.

Lake Cook Pocket Park

Improvement Recommendations

1. **Install nature inspired play features**
Community feedback indicated a desire for additional opportunities for children to play in the park. Install a playground with nature inspired features for children of all ages. Locate the playspace outside of the Resource Protection Area.

2. **Install a bat house**
Community feedback indicated a desire to enhance nature throughout the park and to control insects naturally. Bats are an important part of the ecosystem, they eat mosquitoes and other insects, and act as pollinators. Install a bat house to attract bats to the park and add education signage. Work with the Natural Resources Division to ensure the bat house is installed in an appropriate location.

3. **Plant native trees in wooded areas**
Plant sapling native trees in the wooded areas around the park, which will over time, replace trees that decline naturally. Evaluate the plantings around the lake and throughout the park and supplement as needed.

4. **Add seating and shade structures**
Community feedback indicated a need for shaded seating and gathering spaces. Install picnic table seating and shade structures that could be used as a gathering area for caregivers, multi-generational gatherings, and community gatherings.

5. **Plant trees to serve as barrier**
Vehicles park along the side of the access road, killing the small plants and creating muddy conditions, instead of driving into the park and parking in the provided parking lot. Plant trees to serve as a natural barrier along the access road and guide park visitors to the parking lot.

6. **Evaluate park program needs based on use since renovation**
The area around the lake was extensively renovated in 2018 as part of a stormwater retrofit project. Evaluate use and park needs since the renovation, paying attention to school groups, fishing patterns, and neighborhood use.

7. **Mark the loop trail with a ¼ mile sign**
The new loop trail around the lake is ¼ mile long. Mark the trail to indicate the length.

8. **Install Bike Share Station and bike parking**
Transportation & Environmental Services is installing a Bikeshare station between Lake Cook and Cameron Run Regional Park. This station provides a needed connection point in the bike share network along the Eisenhower Avenue trail. Install bike parking to encourage bike use to the park.

9. **Improve park access from Eisenhower Avenue**
Provide safe and accessible pedestrian and bike crossings into the park. This may include additional crosswalks, updating existing crosswalks to high visibility, an improved intersection, and shortened crossing distance through installation of refuge islands or realigning the crosswalks. Transportation & Environmental Services to coordinate a transportation analysis.

10. **Add water access**
Add water access for both a drinking (and bottle filler) and hand washing.

11. **Add a rules and regulations sign**
Add a rules and regulations sign to inform park users of the park's rules.

12. **Invasive species management**
The Natural Resources Division to continue to manage invasive species in the park as part of its operating program.

Lake Cook Pocket Park

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Play features		
Bat house		
Native trees		
Seating and shade structure		
Tree barrier		
Evaluate park needs		
Trail logo markings		
Bikeshare station		
Park access		
Water access		
Rules and regulations sign		
Invasive species management		
Bike parking		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Le Bosquet at Sunnyside Park

History and Character

Le Bosquet at Sunnyside Park is located at 615 West Glebe Road in the Arlandria neighborhood. There are no documented historic sites within the park.

This park is named after Maurice Le Bosquet, the father of Mrs. Joan Rhodes, who donated the parcel of land in 1990 to the City. Prior to this donation the lot had an unstriped parking lot, often filled with abandoned cars.

There is a Right of Way agreement that allows for the parking lot with five spaces and driveway to the seven condos that are next to the park but within the parcel. The agreement states:

"The City would maintain the site as a passive park until the number and ages of existing and new children in the neighborhood can be better determined. This way the play equipment and other facilities could be designed with the neighborhood residents and in accordance with their specific needs."

The 0.37 acre park features a passive grassy space, boulders, seating, and a walkway. The park is located adjacent to an apartment complex within a diverse and densely populated neighborhood.

Existing Conditions Map

Le Bosquet at Sunnyside Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Park sign** 6		**Element** Number of responses	**Open area** 6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	4	67	Preserve it	1	17
Enhance it	2	33	Enhance it	3	50
Transform it	0	0	Transform it	2	33
Element Number of responses	**Benches** 6		**Element** Number of responses	**Trashcan** 6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	2	33	Preserve it	2	33
Enhance it	3	50	Enhance it	4	67
Transform it	1	17	Transform it	0	0

What is currently NOT in the park that you would like to see there?

1. Public sculpture. Some type of periodic cultural attraction or life. Right now it is a nowhere space.
2. Something beautiful to attract our attention and invite us in.
3. A playground for my children

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 7 of which were specific to Le Bosquet at Sunnyside. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a place to create social connections with neighbors*
2. *Be a safe place for children to explore*
3. *Help reduce environmental impacts from urban surroundings*

The image above is an example of movable seating that will be placed in Le Bosquet at Sunnyside Park to provide park users with additional seating and the ability to move them and use the open space as they see fit.

Le Bosquet at Sunnyside Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Park welcome sign** 9		**Recommendation** Number of responses	**Soccer area** 7	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	4	44	I love it!	2	29
I like it	4	44	I like it	2	29
I don't like it	1	12	I don't like it	3	43
Recommendation Number of responses	**Open area** 8		**Recommendation** Number of responses	**Seating** 9	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	3	38	I love it!	4	45
I like it	4	50	I like it	3	33
I don't like it	1	13	I don't like it	2	22

Improvement Recommendations

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, nine of which were specific to Le Bosquet at Sunnyside Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. While RPCA staff was reviewing community input about Le Bosquet at Sunnyside, they realized that park users thought the space was too small for a formal soccer field but were not opposed to the open space. RPCA staff agrees with this and realized that the draft plan's recommendation may have been confusing, staff had intended for the recommendation meant to make the park a space where pick-up soccer games could be played and amended the recommendation to say open play area.

Le Bosquet at Sunnyside Park

Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome sign to the current city standard.

2. **Renovate the park to create an open play area**
   Community and staff feedback indicated that neighbors regularly use this park for pick up soccer games. The current design is not conducive to integrating soccer with other park uses. Redesign and renovate the park for more open area to create a cohesive space for neighbors to have social connections and enjoy this park space. Move the rocks closer to the street so that they act as a non-obstrusive natural barrier for the park. Regrade park to increase the useable activity space.

3. **Create a seating area**
   Install moveable chairs to provide a place to relax and socialize. They can also be used for small neighborhood gatherings.

4. **Add crosswalks**
   Install crosswalks at Notabene Drive and Old Dominion Boulevard to improve access to the park.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Open play area		
Seating area		
Crosswalks		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Lynhaven Gateway Park

History and Character

Lynhaven Gateway Park is located at 101 Lynhaven Drive in the Lynhaven neighborhood. There are no documented

The park is 0.12 acres and is best identified by the stone studded mounds that line the path that stretches throughout the park. The community commonly calls this park “Rock Park”. The park also features benches, a Little Free Library, and a number of shade trees. There is a small amount of grass and landscaping along the edges of the park. The park has been adopted by the Lynhaven Civic Association, who also maintain the Little Free Library. The park is a popular community gathering spot for neighbors and families.

Tree roots have created some uneven portions of the concrete sidewalk. There are small lights in the park that are owned and maintained by Dominion Virginia Power. The rock mounds are difficult to maintain and can make the park space limited for community gatherings.

Existing Conditions Map

Lynhaven Gateway Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Park sign	
Number of responses	36	
Value	**Count**	**Percent**
Preserve it	14	39
Enhance it	17	47
Transform it	5	14

Element	Lights	
Number of responses	36	
Value	**Count**	**Percent**
Preserve it	12	35
Enhance it	18	53
Transform it	4	12

Element	Benches	
Number of responses	36	
Value	**Count**	**Percent**
Preserve it	11	30
Enhance it	19	53
Transform it	6	17

Element	Paths	
Number of responses	36	
Value	**Count**	**Percent**
Preserve it	10	30
Enhance it	11	33
Transform it	12	37

Element	Landscaping	
Number of responses	38	
Value	**Count**	**Percent**
Preserve it	3	8
Enhance it	10	26
Transform it	25	66

Element	Little Free Library	
Number of responses	35	
Value	**Count**	**Percent**
Preserve it	28	80
Enhance it	6	17
Transform it	1	3

Element	Rock area	
Number of responses	38	
Value	**Count**	**Percent**
Preserve it	5	13
Enhance it	5	13
Transform it	28	74

What is currently NOT in the park that you would like to see there?

1. Grass, safe space for children to play
2. Green space
3. Drinking water fountain
4. Community bulletin board and green space. Additionally – BIG deal – safe access. At minimum, painted crosswalks at the intersection leading to the park. There are none and while sitting in the park we see motorists barely roll stop at the intersection.
5. Some covered/sheltered area, more green space in middle not just edges
6. Landscaping, specifically in the way of a natural pollinator flower garden. Not just standard landscaping to make it look pretty. But to both look pretty and to help pollinators.
7. Grass,
8. A gazebo
9. Better seating for community gatherings
10. Green space
11. It's so strange…just big rock mounts. We have such an eclectic neighborhood with 8-10 events a year, but the rock mounds don't seem like a great use of space?
12. Benches, picnic table or two

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 42 of which were specific to Lynhaven Gateway Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a place to create social connections with neighbors*
2. *Help reduce environmental impacts from urban surroundings*
3. *Be a safe place for children to explore*

The image on the right is an example of a curved bench. Curved benches allow users to face each other when talking instead of sitting side-by-side, this helps facilitate social interactions and aids in the communications of people with hearing impairments.

Lynhaven Gateway Park

Which of the following existing proposed park elements do you love, like, or not like?

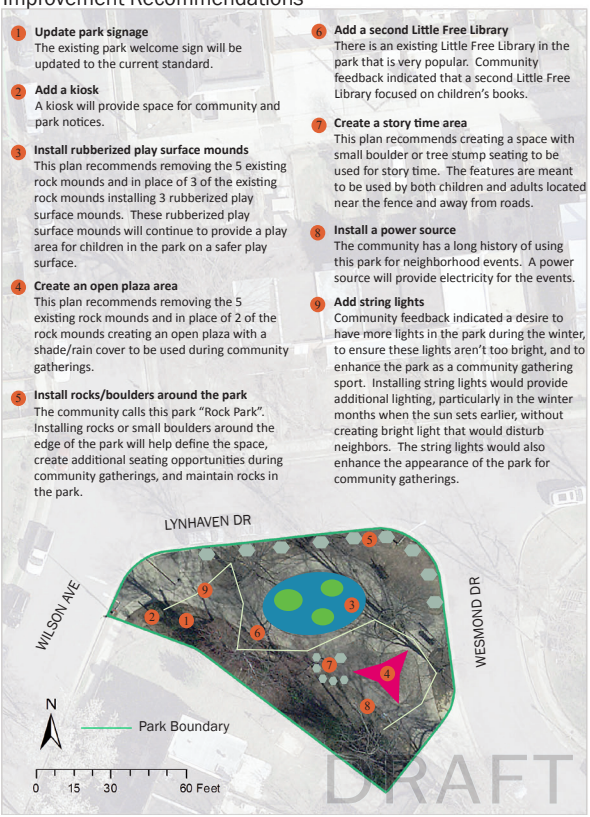
Recommendation	Park welcome sign		Recommendation	Kiosk	
Number of responses	26		Number of responses	25	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	13	50	I love it!	8	32
I like it	11	42	I like it	9	36
I don't like it	2	8	I don't like it	8	32

Recommendation	Rubberized mounds		Recommendation	Rocks around park	
Number of responses	25		Number of responses	26	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	11	44	I love it!	9	35
I like it	11	44	I like it	9	35
I don't like it	3	12	I don't like it	8	31

Recommendation	Little Free Library		Recommendation	Story time area	
Number of responses	26		Number of responses	24	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	12	46	I love it!	6	25
I like it	9	35	I like it	14	58
I don't like it	5	19	I don't like it	4	17

Recommendation	Power source		Recommendation	String lights	
Number of responses	26		Number of responses	25	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	16	61	I love it!	16	64
I like it	8	31	I like it	4	16
I don't like it	2	8	I don't like it	5	20

Improvement Recommendations



In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 26 of which were specific to Lynhaven Gateway Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. The community outreach for Lynhaven Gateway Park resulted in an unclear direction for what the community wanted to see done for the park. RPCA staff attended a Lynhaven Gateway Civic Association meeting and held a work session to identify a path forward for the park plan. The work session resulted in several changes to the draft plan. These include preserving some of the rock mounds, while removing others to create an open space for community events; removing the boulder border and replacing it with landscaping making the park feel less sterile; removing the story time area and adding movable seating, as well as curved benches to encourage social interactions; and removing the shade structure because the park has enough shade with the existing trees.

Lynhaven Gateway Park

Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome sign to the current city standard.

2. **Add a kiosk**
   Add a kiosk. A kiosk provides a space for community and park notices.

3. **Update surface mounds**
   Remove two existing rock mounds and preserve three existing rock mounds, in a line, forming one ripple through the park. These surface mounds will continue to provide a play area for children in the park.

4. **Create an open plaza area**
   Level central area of the park to create an open plaza area. Repair sidewalks and surrounding area.

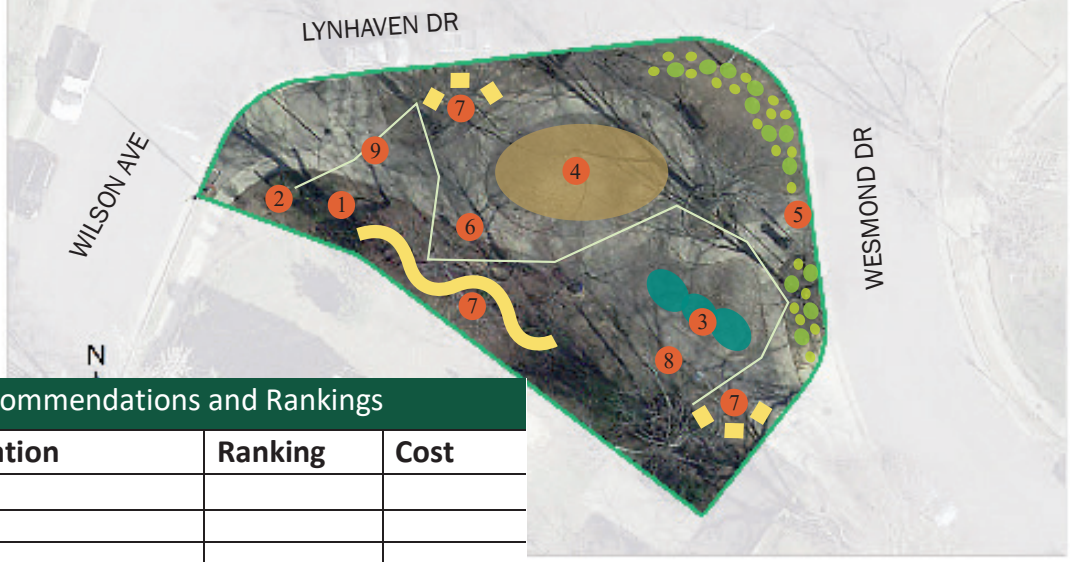
5. **Install landscaping and rocks/boulders around the park**
   Create a landscaped border around the edge of part of the park to help define the space.

6. **Add a second Little Free Library**
   Add a second Little Free Library focused on children's books.

7. **Create multi-generational social seating**
   Create multi-generational social seating using moveable chairs and curved benches to create a social spot for all ages to relax.

8. **Install a power source**
   The community has a long history of using this park for neighborhood events. Install a a power source to provide electricity for the events.

9. **Add string lights**
   Community feedback indicated a desire to have more lights in the park during the winter. Install string lights to provide additional lighting without creating bright light that would disturb neighbors. The string lights enhance the appearance of the park for community gatherings. The string lights are on a timer that corresponds with the park hours.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Kiosk		
Surface mounds		
Open plaza area		
Landscaping and boulders		
Little Free Library		
Multi-generational social seating		
Power source		
String lights		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Lynhaven Park

History and Character

Lynhaven Park is located at 5 East Reed Avenue in the Lynhaven neighborhood. There are no documented historic sites within the park.

The park is 0.25 acres and features a large playground and sitting area. The Lynhaven Civic Association has adopted the park. The playground features standard equipment and swings for children ages 5-12 years old. The playground is well used by children in the neighborhood.

In 2017, staff replaced a 10-foot chain link fence surrounding the park with a more appropriate for a playground 4-foot chain link fence.

Existing Conditions Map

Lynhaven Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Park sign	
Number of responses	12	
Value	**Count**	**Percent**
Preserve it	10	83
Enhance it	2	17
Transform it	0	0

Element	Playground	
Number of responses	11	
Value	**Count**	**Percent**
Preserve it	2	18
Enhance it	4	36
Transform it	5	46

Element	Parking lot	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	8	100
Enhance it	0	0
Transform it	0	0

Element	Benches	
Number of responses	13	
Value	**Count**	**Percent**
Preserve it	5	38
Enhance it	7	54
Transform it	1	8

Element	Fence	
Number of responses	11	
Value	**Count**	**Percent**
Preserve it	9	82
Enhance it	2	18
Transform it	0	0

What is currently NOT in the park that you would like to see there?

1. This park is very busy and a great place for kids and families in the neighborhood, but people are trying to make the most of a spartan park. Improving it would be so wonderful for all of the young families in the area. Thank you!
2. Lynhaven's had a baby boom – there will be many 3-6+ year olds in the coming years so a place to play and interact will be much appreciated. Thank you!
3. This park serves a LOT of children. It would be nice for it to have the springy, asphalt ground that other parks in the area have rather than the mulch that kids eat and get hurt playing in.
4. It is a community gathering place and would like it to have covered areas and more seating
5. It would be great to be able to leave toys there for communal use. The City ruled this unsafe a couple years ago and took the communal toys away from all the City playgrounds, which was really sad for the kids. I'd rather the toys were there and there was a sign or something that said toys aren't inspected by the City so use at your own risk. Parents should be able to judge whether the toys are safe to play with. It was such a nice way to give kids more of a variety and for the community to enjoy toys that otherwise might have been through away.
6. Can we get a recycling bin?

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 14 of which were specific to Lynhaven Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Provide educational opportunities*

The image above is an example of a traffic garden. A traffic garden is a miniature roadway made up of small sized streets where children can learn and play. Traffic gardens are large enough for children to use bicycles and scooters, and provide an environment that is safe and away from cars.

Lynhaven Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Trees	
Number of responses	15	
Value	**Count**	**Percent**
I love it!	13	87
I like it	1	7
I don't like it	1	7

Recommendation	Park welcome sign	
Number of responses	15	
Value	**Count**	**Percent**
I love it!	7	47
I like it	7	47
I don't like it	1	7

Recommendation	Stroller parking area	
Number of responses	15	
Value	**Count**	**Percent**
I love it!	3	20
I like it	11	73
I don't like it	1	7

Recommendation	Playground	
Number of responses	15	
Value	**Count**	**Percent**
I love it!	12	87
I like it	3	13
I don't like it	0	0

Recommendation	Surfacing	
Number of responses	14	
Value	**Count**	**Percent**
I love it!	6	43
I like it	4	29
I don't like it	4	29

Improvement Recommendations

1. **Plant trees around the park**
   Planting trees in the grass area outside of the fence along Reed Avenue and the alley will provide shade inside the playground without taking space from the playground area.
2. **Add a park welcome sign**
   Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park.
3. **Install a stroller parking area**
   Convert the flat hardscape area near the entrance to the park along Wilson Avenue and designate as stroller parking area.
4. **Update existing playground and provide equipment for multiple age groups**
   The current playground is outdated standard playground equipment, mainly focused on ages 5-12. Community feedback indicated that there is a need for additional structures that interest multiple ages and promote more imaginative play.
5. **Create shaded social seating areas**
   Community feedback indicated a need for gathering space for parents to relax and socialize while their children play. This can include shade structures and tables.
6. **Convert an area of mulch away from the play features to blacktop**
   Community feedback indicated a need for variation in ground surface in the park that could be used for various activities, especially for older children. A blacktop surface could provide multiple uses. One potential use of this blacktop surface is a traffic garden, a painted miniature roadway with markings that demonstrate various roadway scenarios.

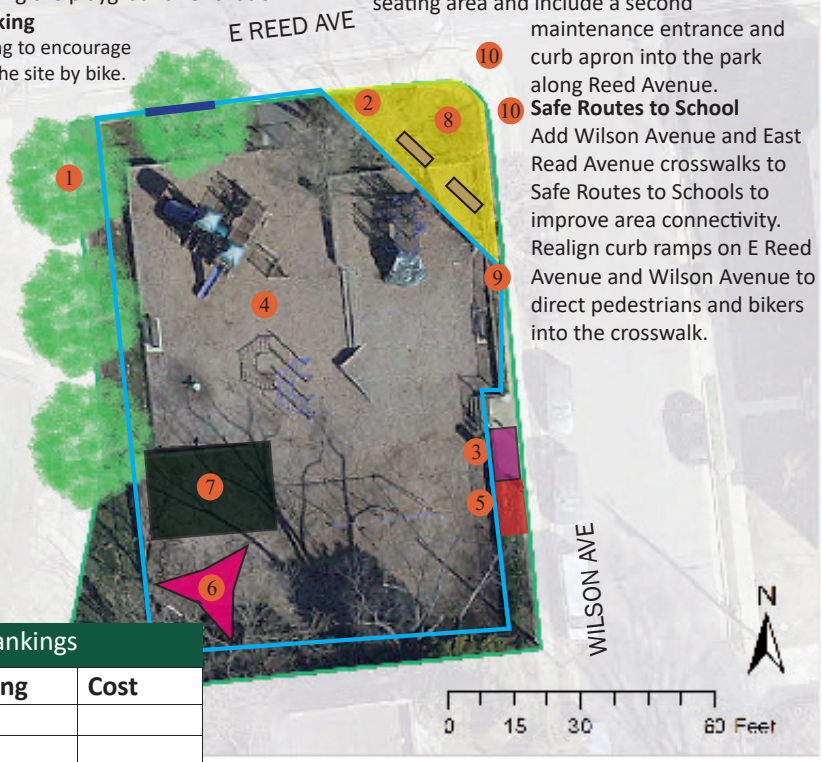
In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 15 of which were specific to Lynhaven Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. Lynhaven Park had some of the most dramatic changes after the draft plan was reviewed by internal staff, specifically for park maintenance and playground design. For example, the park has been reconfigured creating two maintenance entrance, providing staff easier access to the park. Another change made, is the addition of a seating area outside the playground allowing users of all ages access and use of the park. To improve the walkability and connectivity to the adjoining neighborhoods, the Wilson Avenue and East Reed Avenue crosswalks was added to the Department of Transportation & Environmental Services' Safe Routes to School list.

Lynhaven Park

Improvement Recommendations

1. **Plant trees around the park**
   Plant trees in the grass area outside of the fence along Reed Avenue and the alley to provide shade inside the playground without taking space from the playground area.
2. **Add a park welcome sign**
   Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park.
3. **Install a stroller parking area**
   Convert the flat hardscape area near the entrance to the park along Wilson Avenue and designate as stroller parking area.
4. **Update existing playground and provide equipment for multiple age groups**
   The current playground is outdated standard playground equipment, mainly focused on ages 5-12. Community feedback indicated that there is a need for additional structures that interest multiple ages and promote more imaginative play. Include regrading, additional landscaping, and a shade structure over the playground during the playground renovation.
5. **Install bike parking**
   Install bike parking to encourage bikers to access the site by bike.
6. **Create shaded social seating areas**
   Community feedback indicated a need for gathering space for parents to relax and socialize while their children play. This can include shade structures and tables.
7. **Convert an area of mulch away from the play features to blacktop**
   Community feedback indicated a need for variation in ground surface in the park that could be used for various activities, especially for older children. A blacktop surface could provide multiple uses. One potential use of this blacktop surface is a traffic garden, a painted miniature roadway with markings that demonstrate various roadway scenarios.
8. **Create a plaza-like seating area**
   Community feedback indicated a need for seating outside the fenced playground. The plaza-like space creates a welcoming point for users to the park.
9. **Reconfigure fence**
   Redesign park fence to allow for plaza-like seating area and include a second maintenance entrance and curb apron into the park along Reed Avenue.
10. **Safe Routes to School**
    Add Wilson Avenue and East Read Avenue crosswalks to Safe Routes to Schools to improve area connectivity. Realign curb ramps on E Reed Avenue and Wilson Avenue to direct pedestrians and bikers into the crosswalk.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Plant trees		
Park welcome sign		
Stroller parking area		
Playground		
Bike parking		
Shaded social seating		
Blacktop		
Plaza-like seating area		
Fence		
Safe Routes to School		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Mason Avenue Mini Park

History and Character

Mason Avenue Mini Park is located at 10 East Monroe Avenue. There are no documented historic sites within the park.

The Del Ray Citizen's Association has adopted Mason Avenue Mini Park.

The park is 0.32 acres and is located in the Del Ray neighborhood. It is narrow park and extends the full length of the block between Monroe Avenue and Mason Avenue. The surrounding neighborhood is diverse and includes apartment complexes, residential homes, and a small commercial area along Commonwealth Avenue.

The park features a playground, large shade trees, a walking path, benches, and a separate sitting area. The playground, renovated in 2007, is separated into two sections, one area for older children and one for younger children. The play area for older children is intended for ages 5-12 and consists of standard play equipment and rubberized surface. The play area for younger children is intended for ages 2-5 and consists of swings, spinners, and a teeter-totter and wood chip surface. The playground is well used by children in the neighborhood.

Existing Conditions Map

Mason Avenue Mini Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Park sign	
Number of responses	10	
Value	**Count**	**Percent**
Preserve it	7	70
Enhance it	3	30
Transform it	0	0

Element	Open lawn area	
Number of responses	11	
Value	**Count**	**Percent**
Preserve it	4	36
Enhance it	3	27
Transform it	4	34

Element	Paths	
Number of responses	10	
Value	**Count**	**Percent**
Preserve it	9	90
Enhance it	1	10
Transform it	0	0

Element	Benches	
Number of responses	11	
Value	**Count**	**Percent**
Preserve it	6	55
Enhance it	5	45
Transform it	0	0

Element	Playground	
Number of responses	10	
Value	**Count**	**Percent**
Preserve it	4	40
Enhance it	1	10
Transform it	5	50

What is currently NOT in the park that you would like to see there?

1. An updated climbing structure. A zip line. Balancing structures. More adaptive equipment.
2. There is so much wasted space in the park. The children only use the spinning cups to collect mulch. We are there all the time and I seldom see the seesaw used. The climbing jungle gym is heavily used. I suggest expanding it.
3. Grass, flowers, play structures for older children, more things to climb (like the large climbing net at Beverly Park), more unique things to play on (ex. balance beams, zip lines, etc).
4. Play space for younger children (one year).
5. Better playground equipment Picnic tables
6. Something for adults to “play”. Right now, it’s all about kids.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 11 of which were specific to Mason Avenue Mini Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Be a place to relax*

Mason Avenue Mini Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Park welcome sign 8	
Value	**Count**	**Percent**
I love it!	2	25
I like it	6	75
I don't like it	0	0

Recommendation Number of responses	Playground 8	
Value	**Count**	**Percent**
I love it!	6	75
I like it	2	25
I don't like it	0	0

Recommendation Number of responses	Drinking fountain & mister 9	
Value	**Count**	**Percent**
I love it!	6	67
I like it	2	22
I don't like it	1	11

Recommendation Number of responses	Safety study 9	
Value	**Count**	**Percent**
I love it!	4	44
I like it	5	56
I don't like it	0	0

Recommendation Number of responses	Open space area 9	
Value	**Count**	**Percent**
I love it!	6	67
I like it	1	11
I don't like it	2	22

Recommendation Number of responses	Park furnishings 9	
Value	**Count**	**Percent**
I love it!	6	67
I like it	2	12
I don't like it	1	11

Recommendation Number of responses	Trees 9	
Value	**Count**	**Percent**
I love it!	3	33
I like it	4	44
I don't like it	2	22

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, eight of which were specific to Mason Avenue Mini Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft plan was the removal of the recommendation to add a playhouse based on community feedback. Additionally the reconfiguring of the playground, open space, and park furnishings was amended to be conducive to multi-generational use.

Improvement Recommendations

Mason Avenue Mini Park

Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome signs to current city standard.

2. **Reconfigure the playground and resurface play area**
   The current playground was renovated in 2007. Replace the rubberized play surface as an interim step until a full playground renovation. When appropriate to renovate features for children of all ages. Add a picnic area for small multi-generational gatherings.

3. **Install a drinking fountain with mister**
   Install a water fountain/water filler with mister. A water fountain provides drinking water and a mister on top provides an additional play opportunity for kids.

4. **Conduct a safety study**
   Conduct a Crime Prevention Through Environmental Design (CPTED) study to address community safety concerns. The study results to provide suggestions on improved sightlines.

5. **Realign park furnishings**
   Many benches in the park are located away from the playground and are not conducive to creating social connections. Realign park furnishings, including benches, to encourage relaxation and social gatherings.

6. **Prune trees**
   Prune trees throughout the park, particularly along Monroe Avenue closest to the park welcome sign, to help to open up sightlines into the park. Plant new trees along Monroe in areas that allow for good sightlines and provide shade.

Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Playground and surfacing		
Drinking fountain and mister		
Safety study		
Realign park furnishings		
Prune trees		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Pendleton Park

History and Character

Pendleton Park is located at 1320 Wythe Street in the West Old Town neighborhood. There are no documented historic sites within the park.

The 0.38 acre park features passive area with shade and seating. The park is located in the middle of a block, with four alleyways leading up to the park. The park is surrounded by town homes and parking spaces. The alleyways from Interior Park lead to Pendleton Park. There is no official signage for the park from the street.

Existing Conditions Map

Pendleton Park

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	Landscaping	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	1	13
Enhance it	4	50
Transform it	3	37

Element	Paths	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	3	37
Enhance it	0	0
Transform it	5	63

Element	Benches	
Number of responses	8	
Value	**Count**	**Percent**
Preserve it	4	50
Enhance it	1	13
Transform it	3	37

What is currently NOT in the park that you would like to see there?

1. It doesn't feel like a park at all. But it could be really cool and a useful thing for the neighborhood!
2. Walking space example a lap walking track
3. Flowers and shrubs to attract bees and birds
4. Focal element to give the park a distinct identity vs just being left over space. I cannot do the drag and drop for question 7 but my two answer would be: --Help reduce environmental impacts from urban surroundings –Be a place to create social connections with neighbors

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 16 of which were specific to Pendleton Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Help reduce environmental impacts from urban surroundings*
2. *Be a place to relax*
3. *Be a safe place for children to explore*

The image above is an example of a pollinator garden. Pollinator gardens are planted predominately with flowers that provide nectar or pollen. Pollinator gardens support and maintain native pollinators (birds, bees, bugs, and bats) by supplying food in the form of pollen and nectar that ensure these pollinators stay in the area.

Pendleton Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Park welcome sign** 18		**Recommendation** Number of responses	**Green systems** 18	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	6	33	I love it!	14	78
I like it	10	56	I like it	3	17
I don't like it	2	11	I don't like it	1	6
Recommendation Number of responses	**Entrance** 18		**Recommendation** Number of responses	**Native plants** 18	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	7	39	I love it!	13	72
I like it	8	44	I like it	4	22
I don't like it	3	17	I don't like it	1	6

Improvement Recommendations

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 18 of which were specific to Pendleton Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. No major changes were made to the original draft plan.

Pendleton Park

Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome sign to the current city standard.

2. **Retrofit alley and parking area with green systems**
   Alleys provide an opportunity for green stormwater infrastructure. Their lower vehicle volumes lend themselves well to pervious pavement options such as permeable asphalt or recycled materials. Retrofit to a green alley to serve as a transition from the alley and right-of-way to the park and capture some of the rainwater from the surrounding buildings before it enters the park.

3. **Create accessible entrance**
   The two main entrance points into the park are not accessible. Create an accessible entrance point into the park by ramping up the curb along the alley.

4. **Provide a native plant/pollinator garden**
   A native plant/pollinator gardens is visually pleasing and provides an area for natural habitat within a largely urban setting.

Recommendations and Rankings

Recommendation	Ranking	Cost
Park signage		
Retrofit alley and green systems		
Accessible entrance		
Native plant/pollinator garden		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Portner Park

History and Character

Portner Park is located at the end of Portner Road in the Northeast Old Town neighborhood and is currently City owned Right-of-Way. There are no documented historic sites within the park.

The park is 0.25 acres and features large shade trees and passive open space. Portner Avenue dead ends on the north end of the park, which is the only park entrance, and vehicular and foot traffic cannot travel through. There is a 7-foot wide pedestrian access easement to the park from Powhatan Street through the townhome development at 1333 Powhatan Street. This access easement directs pedestrians to the existing park entrance at the north end of the park.

Existing Conditions Map

Portner Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element Number of responses	**Landscaping** 5		**Element** Number of responses	**Entrance** 6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	1	20	Preserve it	1	17
Enhance it	3	60	Enhance it	3	50
Transform it	1	20	Transform it	2	33
Element Number of responses	**Benches** 5		**Element** Number of responses	**Fencing** 5	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	2	40	Preserve it	2	40
Enhance it	1	20	Enhance it	2	40
Transform it	2	40	Transform it	1	20

What is currently NOT in the park that you would like to see there?

1. Any reason to go there, considering it isn't very accessible
2. Landscaping to make the ground more level. Any rain causes tons of cud and pooling of water due to the "valleys" in the dirt. Anything to make it clear that it is a park – some of the residents whose homes border the park seem to think it is their property and will question why I (and other) are in their backyard.
3. The park is not very accessible. I'm currently only away of one entrance, and that entrance makes it feel like it belongs to the homes right there (and not nearby homes).

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 16 of which were specific to Pendleton Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be more accessible*
2. *Be a safe place for children to explore*
3. *Be a place to create social connections with neighbors*

Portner Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Park welcome sign	
Number of responses	23	
Value	**Count**	**Percent**
I love it!	16	70
I like it	4	17
I don't like it	3	13

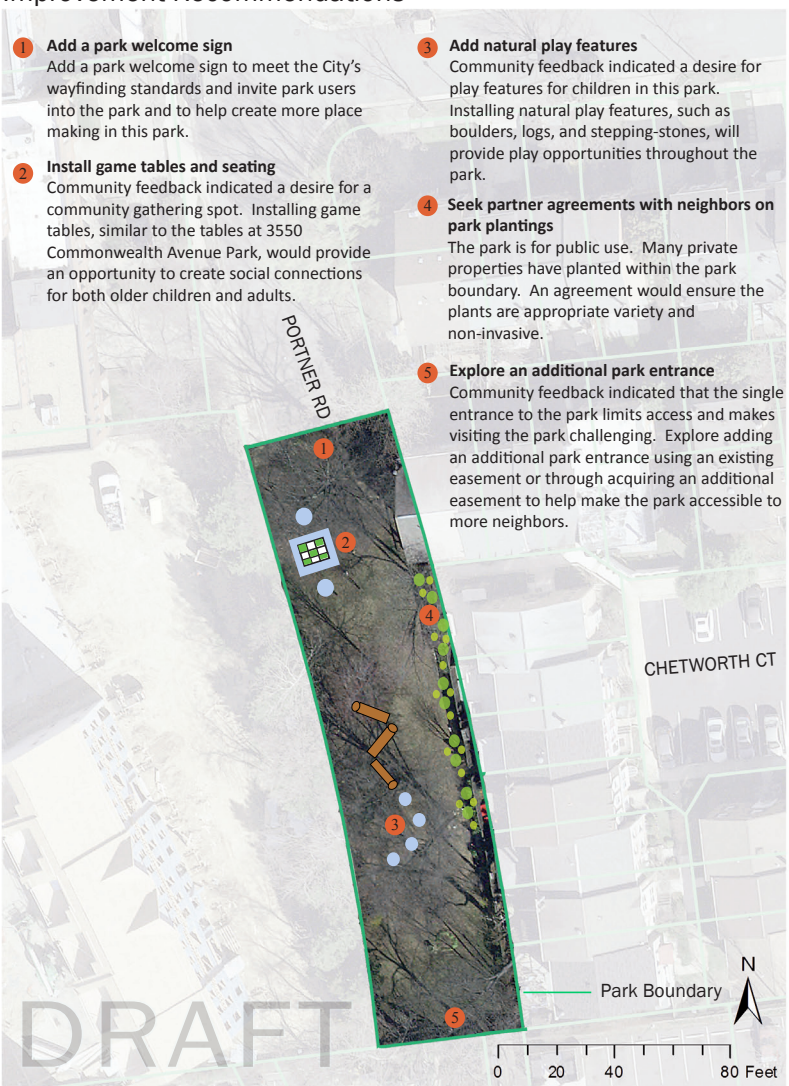
Recommendation	Game tables & seating	
Number of responses	23	
Value	**Count**	**Percent**
I love it!	8	35
I like it	4	17
I don't like it	11	48

Recommendation	Natural play features	
Number of responses	23	
Value	**Count**	**Percent**
I love it!	11	48
I like it	9	39
I don't like it	3	13

Recommendation	Partnerships	
Number of responses	23	
Value	**Count**	**Percent**
I love it!	10	43
I like it	10	43
I don't like it	3	13

Recommendation	Entrance	
Number of responses	23	
Value	**Count**	**Percent**
I love it!	8	35
I like it	6	26
I don't like it	9	39

Improvement Recommendations



In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 23 of which were specific to Portner Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. The community outreach for Portner Park resulted in an unclear direction for what the community wanted to see done for the park. RPCA staff hosted a community meeting to review the results of the two surveys, community input, and plan recommendations.

The additional community feedback resulted in several changes to the draft plan, these include: reviewing trash collection outside the park, resolving drainage issues within the park, updating the storm drains, replacing the existing wooden planting beds timbers, explore additional entrance to the park (this recommendation will be explored further if an adjacent property owner applies for a permit to redevelop the land), review dumpster location to ensure it is not located in an existing Right of Way, develop a planting and maintenance plan, add a dog waste station, replace existing barbed wire fence to a City standard fence, and name the park.

Portner Park

Improvement Recommendations

1. **Add a park sign**
   Add a park sign to meet the City's wayfinding standards, invite users into the park, help create more place making, and display the rules and regulations of the park.
2. **Review trash collection location**
   Community feedback indicated a desire to move the trash collection location from the northern end of the park. Review the area with the Department of Transportation & Environmental Services to determine if there is a better location for trash collection.
3. **Resolve drainage issues**
   Community feedback indicated that there are drainage issues in the park. Evaluate drainage improvement options through an engineering and design process.
4. **Update storm drains**
   Evaluate and update the existing storm drains in coordination with the Division of Stormwater Management and drainage improvements.
5. **Replace wooden retaining walls**
   Replace the existing wooden retaining walls along the park border which are old and failing.
6. **Explore an additional park entrance**
   If redevelopment of the adjacent land occurs, revisit the potential of a second entrance into the park to help make the park accessible to more neighbors.
8. **Develop a planting and maintenance plan**
   Conduct a study and review park for non-native plants with the City arborist. Develop and implement a plan to remove non-native species throughout the park. Create a planting and maintenance plan identifying and preserving native plants and adding new, site appropriate plants that are well adapted to shady settings. Explore the possibility of a walking path throughout the park.
9. **Seek partner agreement with neighbors on park plantings**
   The park is for public use. Many private properties have planted within the park boundary. An agreement ensures the plants are appropriate and non-invasive.
10. **Add a dog waste station**
    Establish a partnership agreement with the Division of Stormwater Management and community association and install a dog waste station.
11. **Replace existing fence**
    The fence on the southern end of the park is in disrepair and non-compliant. Replace the fence with a city standard fence.
12. **Name park**
    Name the park as guided by the City's Naming Policy to give the park more of an identity.
13. **Conduct a safety study**
    Conduct a Crime Prevention Through Environmental Design (CPTED) study to address community safety concerns. Incorporate recommendations from study.

Recommendations and Rankings

Recommendation	Ranking	Cost
Park signage		
Trash collection location		
Drainage		
Storm drains		
Wooden retaining walls		
Additional park entrance		
Natural play features		
Planting and maintenance plan		
Partner agreements		
Dog waste station		
Fence		
Name park		
Safety study		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Potomac Triangle Park

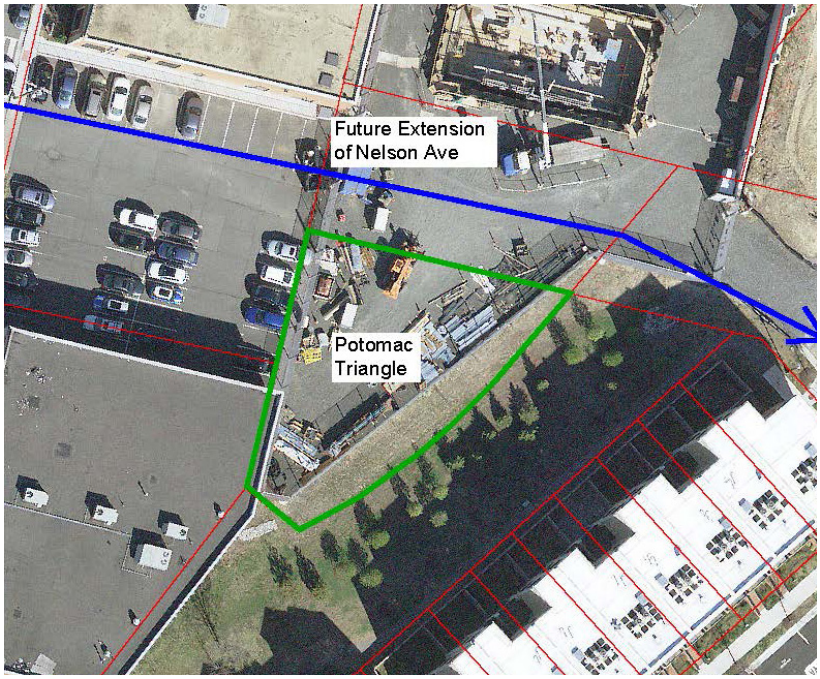
History and Character

Potomac Triangle Park is a future park located one block south of Eugene Simpson Stadium Park near East Nelson Avenue and the Monroe Avenue Dog Park. There are no documented historic sites within the future park.

Dominion Energy purchased an irregularly shaped parcel in 1999 to build a new substation for the underground 230 KV transmission line. Because of the irregular shape of the parcel, Dominion Energy and the City negotiated a “land swap” that creates a more regularly shaped lot for Dominion Energy and that resulted in a portion of land that will become a new City park. The land swap also provides land for the potential future extension of East Nelson Avenue in the space between the new park and the Dominion Energy lot.

The surrounding neighborhood is diverse and includes a large apartment complex, residential homes, and a small commercial area along East Monroe Avenue and Leslie Avenue.

Existing Conditions Map



Potomac Triangle Park

What park elements would you like to see in Potomac Yard Triangle?
Trees
Play space for toddlers
Water fountain
Excited to see a park in this area! If the parcel can fit it, a small playground for younger kids, along the lines of the Judy Lowe Neighborhood Park on Del Ray Ave., would be fantastic for this spot.
Tot playground like the park at the corner of Del Ray and Commonwealth. Thoughtful landscaping that adds to the park without removing too much useful recreational area, since it does not look like a very large parcel.
Capital bike share dock Water fountain with dog component and water bottle filler As many trees as possible Benches Solar powered lights
It could use some trees and seating as it is currently a patch of grass. Drainage should be improved as there currently is pooling at two spots on the parking lot that adjoin the park. Nice looking bollards along the parking lot would go a long way in improving the look of the park.
Trees, and some barrier to prevent drivers from entering.
A barrieror low gate between the park and parking lot. No thru road. Gravel replaced by concrete. A gate blocking people from driving into the area (we've had numerous people think this is a thru street and pull u-turns on the grass damaging the sod). No dogs! The neighborhood is littered with dog waste and there are few places for people and kids to play without stepping in it. There is a dog park adjacent to the pocket park so the dogs have ample space of their own. If not, The Ample signage to pick up after dogs and cameras to detect irresponsible dog owners. There are SO many in our area. Many of them are from the apartment building next to the dog park. A few benches would be nice. Some trees (like the ones on Van Valkenburgh Lane) along the substation wall to soften the anesthetic of the brick and gravel. Removal of the terrible drain attached to the storage facility, that drowns the pocket park during rain and storms. Thank you
I would like shade trees and benches, a fence, a no-dogs allowed sign, and I would not like a street put in but instead a pedestrian walkway.

Note: For all the responses to the survey can be found in the appendix.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 24 of which were specific to Potomac Triangle Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Help reduce environmental impacts from urban surroundings*

The image above is an example of an explorer garden, or sensory garden. Explorer gardens are designed to provide opportunities to stimulate the senses. Explorer gardens have a wide range of educational and recreational applications.

Many explorer gardens provide experiences for multiple senses such as sound, scent, or touch.

Potomac Triangle Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Park welcome sign	
Number of responses	45	
Value	**Count**	**Percent**
I love it!	20	44
I like it	18	40
I don't like it	7	16

Recommendation	Natural play area	
Number of responses	45	
Value	**Count**	**Percent**
I love it!	31	69
I like it	5	11
I don't like it	9	20

Recommendation	Explorer gardens	
Number of responses	44	
Value	**Count**	**Percent**
I love it!	26	59
I like it	11	25
I don't like it	7	16

Recommendation	Path	
Number of responses	45	
Value	**Count**	**Percent**
I love it!	40	89
I like it	4	9
I don't like it	0	0

Recommendation	Plantings & trees	
Number of responses	44	
Value	**Count**	**Percent**
I love it!	40	91
I like it	4	9
I don't like it	0	0

Recommendation	Seating	
Number of responses	45	
Value	**Count**	**Percent**
I love it!	33	73
I like it	7	16
I don't like it	5	11

Recommendation	Bollards	
Number of responses	44	
Value	**Count**	**Percent**
I love it!	27	61
I like it	16	36
I don't like it	1	2

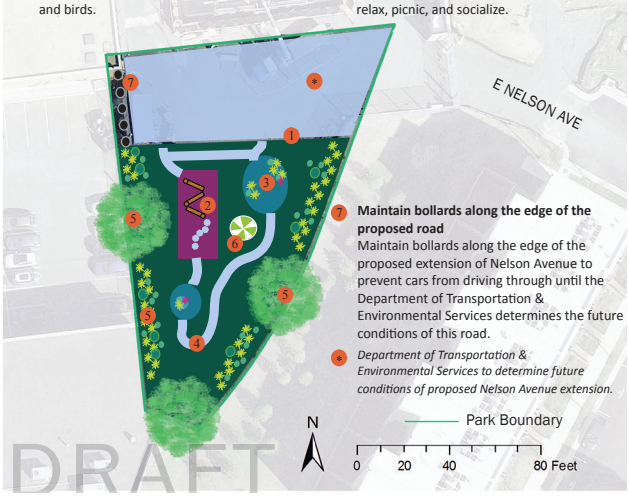
In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, --- of which were specific to 48 S Early Street Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. This park plan experienced several changes after internal meetings. The most significant change is the redesign of the path to loop around the recommended explorer gardens. Additionally movable seating was added around the path and at the very edge is the proposed natural play area. The addition of trees was added along the six foot sidewalk on the north end of the park.

Note: This plan is conceptual and when the park is redeveloped, will be designed more precisely.

Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park and to help create more place making in this park.
2. **Add a natural play area**
   Community feedback indicated a desire for opportunities for children to play in the park. Install a tot lot play area with nature-inspired features, similar to the playground at Judy Lowe Neighborhood Park.
3. **Add explorer gardens**
   An explorer garden provides children of all ages with opportunities to explore habitats, discover plants, and learn about wildlife. The explorer gardens could include sensory gardens, which focus on incorporating scents, textures, colors, and sounds. The explorer gardens will use native plants to provide habitat to native animals like bees, butterflies, and birds.
4. **Add a walking path through the park**
   An accessible walking path through the park would provide a loop through the park and provide an additional opportunity to access the explorer gardens. The loop would also provide access to seating areas.
5. **Add buffer plantings and shade trees**
   Planting shrubs, grasses, and native plants around the perimeter of the park will help define the edges of the park and create a natural boundary to the park border. The native plants will also provide an area for natural habitat within a largely urban setting. Additionally, plant new trees in areas that allow for good sightlines and provide shade in the park.
6. **Add social seating areas**
   Community feedback indicated a need for social gathering space. Install round tables to provide places for visitors and caregivers to relax, picnic, and socialize.



7. **Maintain bollards along the edge of the proposed road**
   Maintain bollards along the edge of the proposed extension of Nelson Avenue to prevent cars from driving through until the Department of Transportation & Environmental Services determines the future conditions of this road.

* *Department of Transportation & Environmental Services to determine future conditions of proposed Nelson Avenue extension.*

Potomac Triangle Park

Improvement Recommendations

1. **Add a park welcome sign**
Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park and to help create more place making in this park.

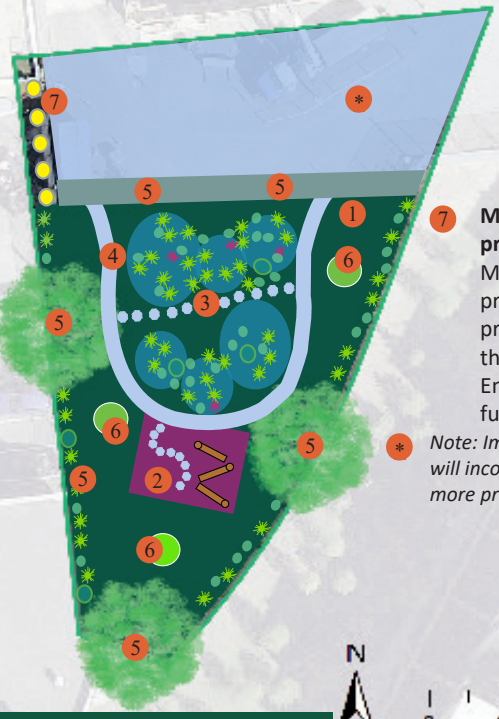
2. **Add a natural play area**
Community feedback indicated a desire for opportunities for children to play in the park. Install a tot lot play area (ages 2-5) with nature-inspired features, similar to the playground at Judy Lowe Neighborhood Park. Note: playspace at Glendale is for ages 5-12.

3. **Add explorer gardens**
An explorer garden provides opportunities to explore habitats, discover plants, and learn about wildlife. Consider including sensory plantings that focus on incorporating scents, textures and colors. The explorer gardens use native plants that support pollinators bees, butterflies, and birds.

4. **Add a walking path through the park**
An accessible walking path through the park provides a loop through the park and provides an additional opportunity to access the explorer gardens. The loop provides access to seating areas.

5. **Add buffer plantings and shade trees**
Plant shrubs, grasses, and native plants around the perimeter of the park to help define the edges of the park and create a natural boundary to the park border. The native plants provide an area for natural habitat within a largely urban setting. Additionally, plant new trees in areas that allow for good sightlines and provide shade in the park.

6. **Add social seating areas**
Community feedback indicated a need for social gathering space. Install round tables to provide places for visitors to relax, picnic, and socialize. Add a shade structure to provide additional shade in the park.



7. **Maintain bollards along the edge of the proposed road**
Maintain bollards along the edge of the proposed extension of Nelson Avenue to prevent cars from driving through until the Department of Transportation & Environmental Services determines the future conditions of this road.*

* *Note: Image is conceptual only. A future design will incorporate these recommendations while more precisely delineating park features.*

Recommendations and Rankings

Recommendation	Ranking	Cost
Park signage		
Natural play area		
Explorer gardens		
Walking path		
Buffer plantings and shade trees		
Social seating areas		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Ruby Tucker Park

History and Character

Ruby Tucker Park is located at 3500 Richmond Highway in the Potomac Yard neighborhood. The park was improved in 2002 during the development of Preston Condominiums and Townhomes. The Preston Condominium maintains the park per DSUP 2002-0001.

The park is 0.31 acres and features large shade trees, benches, a walking path, and a horseshoe pit. The park is adjacent to the Preston Condominium and the surrounding neighborhood includes residential homes, apartment complexes, and a commercial area along Richmond Highway and in the Potomac Yard Center.

Existing Conditions Map

Ruby Tucker Park

What is currently NOT in the park that you would like to see there?

1. Dog pickup bags
2. Nothing is needed
3. Native plants that help pollinators and signage that explains what they do and why they are important.
4. It would be great to have a Capital Bikeshare station immediately adjoining the park. This would create an ideal way for people from other parts of the city to visit Ruby Tucker Park in a sustainable way, and for residents of this neighborhood to have a sustainable, low-impact way to visit other parts of the city (including parks and libraries).
5. A table

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 12 of which were specific to Ruby Tucker Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a place to relax*
2. *Be a place to create social connections with neighbors*
3. *Provide opportunity to explore nature*

**survey responses were limited for this park*

The image above is an example of a bocce ball court. The conversion of a bocce ball court from a horseshoe pit is relatively minimal because the exiting stone dust and timber border can be used.

Bocce ball encourages social interactions, can be played by most age groups, and is a form of light physical fitness.

Ruby Tucker Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Capital Bikeshare	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	5	83
I like it	1	17
I don't like it	0	0

Recommendation	Trees	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	3	50
I like it	3	50
I don't like it	0	0

Recommendation	Bench	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	3	50
I like it	2	33
I don't like it	1	17

Recommendation	Native plant/pollinator	
Number of responses	5	
Value	**Count**	**Percent**
I love it!	4	80
I like it	1	20
I don't like it	0	0

Recommendation	Horseshoe pit	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	1	17
I like it	4	67
I don't like it	1	17

Improvement Recommendations

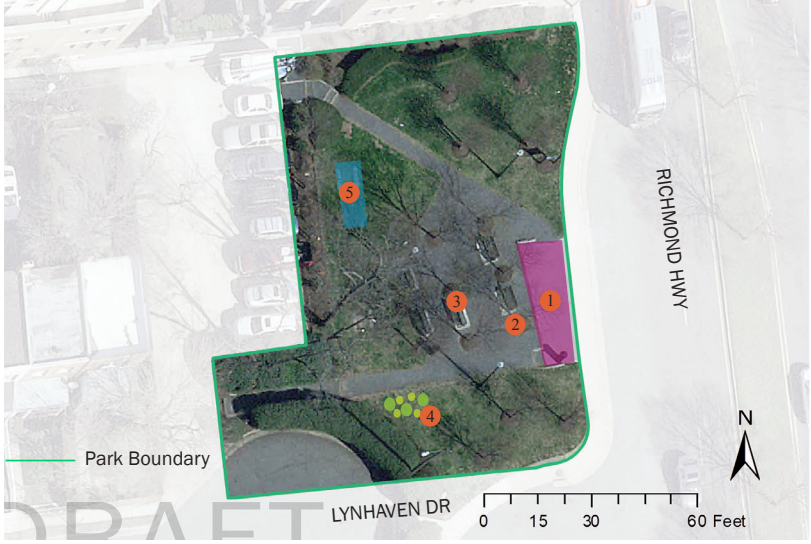
1. **Investigate Capital Bikeshare opportunities**
There is a large, unused concrete pad adjacent to Richmond Highway along the edge of the park. This concrete pad used to hold a bus shelter for a bus stop that has since been moved to a different location along Richmond Highway as part of a bus stop reconfiguration. Investigate installing a Capital Bikeshare station in this location.

2. **Plant tree in empty tree well**
Plant a tree in the empty tree well to replace the tree that was previously removed.

3. **Remove middle bench**
There are 5 benches in the center of the park. The middle bench is placed in a location and direction that is not conducive to creating social connections. Replace this bench with a circular picnic table or change the direction of the bench so that it faces the bench closest to it will help create a location to facilitate gatherings and social connections.

4. **Provide a native plant/pollinator garden**
A native plant/pollinator garden will be visually pleasing and provide an area for natural habitat within a largely urban setting. An educational sign explaining the native/pollinator plants could add an additional educational component to the park.

5. **Replace horseshoe pit**
The existing horseshoe pit is not well used. Replacing with a bocce court provides a more desired recreation option in this area.



In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, six of which were specific to Ruby Tucker Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. This park plan was amended based on conversations with Preston Condominiums, who have an agreement with the City of Alexandria (per DSUP 2002-0001) to maintain the park.

Ruby Tucker Park

Improvement Recommendations

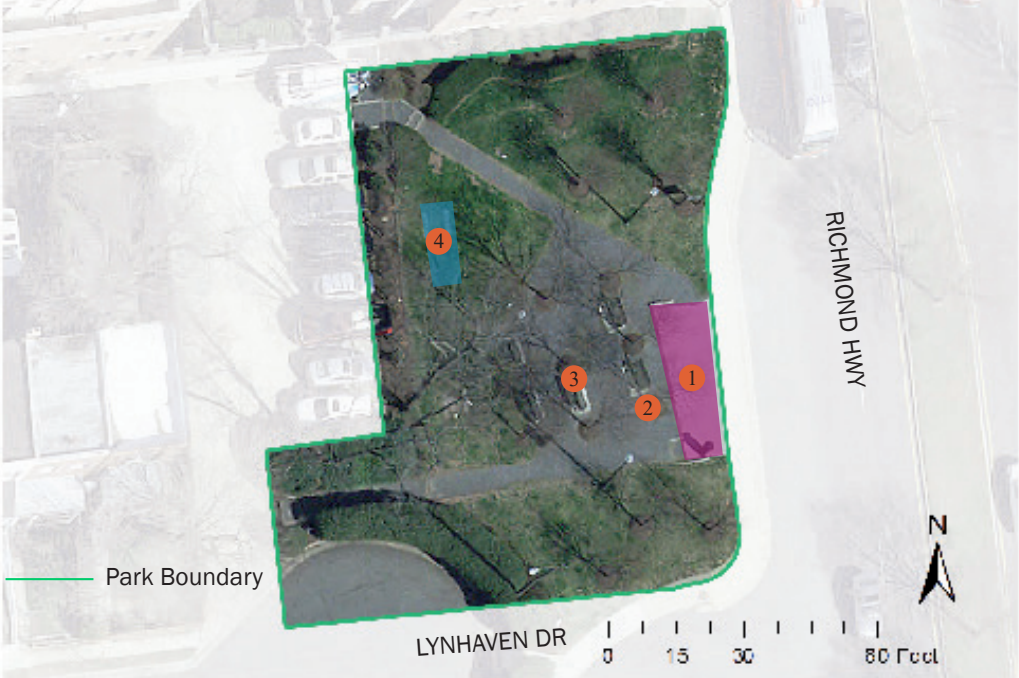
1 **Investigate Capital Bikeshare opportunities**
There is a large, unused concrete pad adjacent to Richmond Highway along the edge of the park. This concrete pad used to hold a bus shelter for a bus stop that has moved to a different location along Richmond Highway as part of a bus stop reconfiguration. Investigate installing a Capital Bikeshare station in this location.

2 **Plant tree in empty tree well**
Plant a tree in the empty tree well to replace the tree that was previously removed.

3 **Remove middle bench**
There are five benches in the center of the park. The middle bench is placed in a location and direction that is not conducive to creating social connections. Replace this bench with a circular picnic table or change the direction of the bench so that it faces the bench closest to it to facilitate gatherings and social connections.

4 **Replace horseshoe pit**
The existing horseshoe pit is not well used. Replace it with a bocce court to provide a more desired recreation option in this area.

Note: This park is maintained by Preston Condominiums as per DSUP 2002-0001 Condition 14.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Capital Bikeshare		
Tree		
Middle bench		
Horseshoe pit		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

St. Asaph Park

History and Character

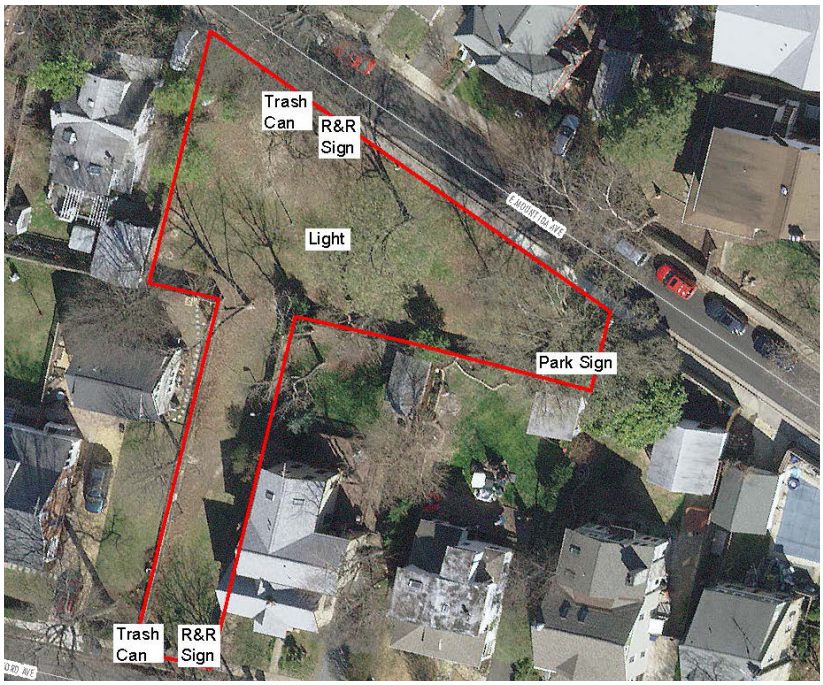
St. Asaph Park is located at 221 East Mount Ida Avenue in the Del Ray neighborhood. There are no documented historic sites within the park.

The Del Ray Citizen's Association has adopted St. Asaph Park.

The 0.26 acre park is located along East Mt. Ida Avenue with an additional entrance along East Oxford Avenue. The surrounding neighborhood includes residential homes, the Alexandria Department of Community and Human Service headquarters, Mount Vernon Community School, Mount Vernon Recreation Center, and the popular commercial area along Mount Vernon Avenue.

The park features large shade trees, grassy passive space, and small lights. The park is unprogrammed despite being located in an active neighborhood.

Existing Conditions Map



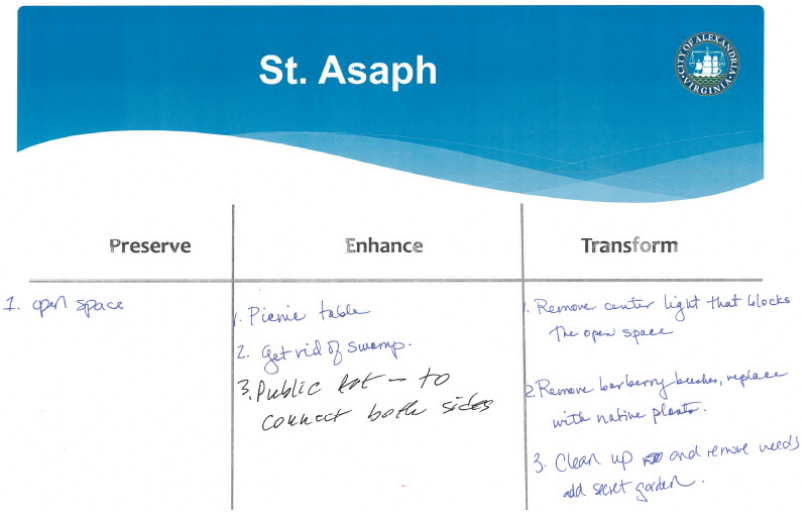
St. Asaph Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element	**Park sign**		**Element**	**Pass through**	
Number of responses	1		Number of responses	1	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	0	0	Preserve it	0	0
Enhance it	1	100	Enhance it	1	100
Transform it	0	0	Transform it	0	0

Element	**Open Area**	
Number of responses	1	
Value	**Count**	**Percent**
Preserve it	0	0
Enhance it	0	0
Transform it	1	100

What is currently NOT in the park that you would like to see there?

1. Something that could be a gathering spot for neighbors - game table/bocce court/picnic table



The image above are the results from the open house used to feed the initial St. Asaph park plan community survey, which was then used to create the draft recommendations.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and community meeting. Over 400 people responded to the survey in total, 7 of which were specific to St. Asaph Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. ***Be a safe place for children to explore***
2. ***Be a place to relax***
3. ***Be a place to create social connections with neighbors***

The image above is an example of a traffic box that has a mylar wrap around it. The plan for St. Asaph Park recommends wrapping the existing utility box with a nature inspired, artistic mylar wrap.

Colorful mylar wraps, convert functional infrastructure into community art pieces.

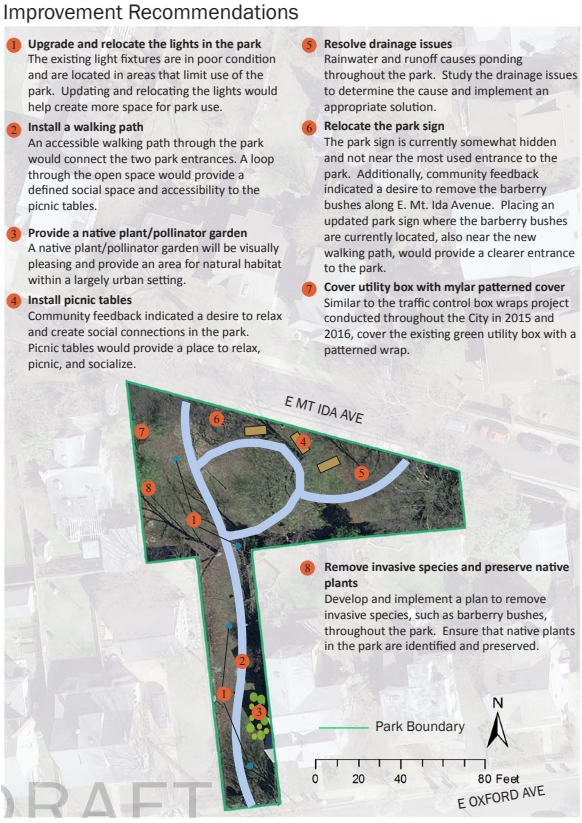
St. Asaph Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Lights** 34		**Recommendation** Number of responses	**Path** 33	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	20	59	I love it!	14	42
I like it	11	32	I like it	5	15
I don't like it	3	9	I don't like it	14	42
Recommendation Number of responses	**Native plant/pollinator** 32		**Recommendation** Number of responses	**Picnic tables** 32	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	25	78	I love it!	14	44
I like it	5	16	I like it	5	16
I don't like it	2	6	I don't like it	13	41
Recommendation Number of responses	**Drainage** 34		**Recommendation** Number of responses	**Signage** 33	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	28	82	I love it!	13	39
I like it	3	3	I like it	15	45
I don't like it	3	9	I don't like it	5	15
Recommendation Number of responses	**Utility box** 34		**Recommendation** Number of responses	**Plantings & invasive** 33	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	14	41	I love it!	24	73
I like it	12	35	I like it	7	21
I don't like it	8	24	I don't like it	2	6

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 34 of which were specific to St. Asaph Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. The changes to the draft plan support the preservation of the open space, by relocating the path to the edge of the park. Another change from the draft park plan is the replacement of the recommendation to add picnic tables and instead install movable seating so that the open space is maintained and seating is provided in the park.

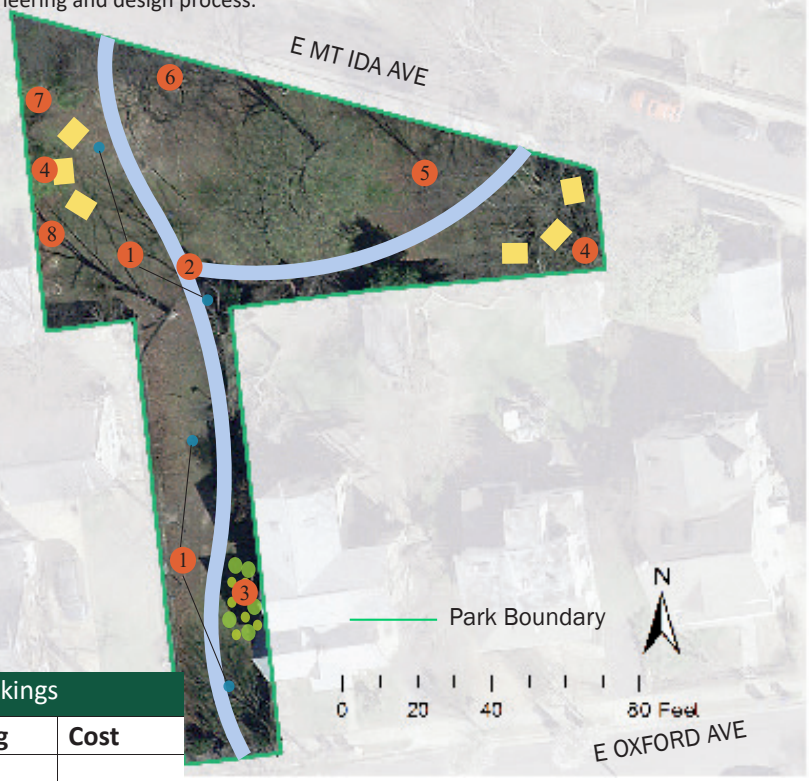
Improvement Recommendations



St. Asaph Park

Improvement Recommendations

1. **Upgrade and relocate the lights in the park**
   The existing light fixtures are in poor condition and are located in areas that limit use of the park. Update and relocate the lights to create more space for park use.
2. **Install a walking path**
   An accessible walking path through the park connects the two park entrances. The path provides accessibility to the picnic tables while maintaining open space for use in the center.
3. **Provide a native plant/pollinator garden**
   A native plant/pollinator garden is visually pleasing and provides an area for natural habitat within a largely urban setting.
4. **Create a seating area**
   Install moveable chairs to provide a place to relax and socialize.
5. **Resolve drainage issues**
   Rainwater and runoff causes ponding in the park. Evaluate drainage improvement options through the engineering and design process.
6. **Relocate the park sign**
   The park sign is currently somewhat hidden and not near the most used entrance to the park. Additionally, community feedback indicated a desire to remove the barberry bushes along E. Mt. Ida Avenue. Place an updated park sign where the barberry bushes are currently located to provide a clearer entrance to the park.
7. **Cover utility box with mylar patterned cover**
   Cover the existing green utility box with a natural-looking patterned wrap, similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016.
8. **Remove invasive species, preserve native plants, and develop a planting plan**
   Develop and implement a plan to remove invasive species, such as barberry bushes, throughout the park. Develop a planting plan for the park identifying and preserving native plants as well as adding new plants.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Light fixtures		
Walking path		
Native plant/pollinator garden		
Seating area		
Drainage		
Park sign		
Utility box		
Invasive species removal, native plant preservation, and develop planting plan		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Sunset Mini Park

History and Character

Sunset Mini Park is located on 4 Sunset Drive. There are no documented historic sites within the park.

The 0.14 acre park features a playground, small trees, a walking path, and two benches. The playground is intended for ages 2-5 and consists of standard play equipment, swings, and wood chip surface.

The park is located adjacent to a residential neighborhood and near the George Washington Masonic National Memorial, King Street-Old Town WMATA Metrorail Station, and Alexandria Union Station, which serves Amtrak and Virginia Railway Express.

Existing Conditions Map

Sunset Mini Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
Element	**Playground**		**Element**	**Benches**	
Number of responses	6		Number of responses	6	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	2	33	Preserve it	3	50
Enhance it	3	50	Enhance it	3	50
Transform it	1	17	Transform it	0	0
Element	**Fence**				
Number of responses	6				
Value	**Count**	**Percent**			
Preserve it	2	33			
Enhance it	3	50			
Transform it	1	17			

What is currently NOT in the park that you would like to see there?

1. Exercise equipment for older kids and adults
2. Eliminate the slide assemble (Which is in poor condition), the silly little 'house' (that no one plays with), and the sit-down spinner (that few kids are attracted to for more than 30 seconds). Replace with a bigger play structure that will appeal to a wide age range and a regular stand-up spinner. The swings are fine.
3. Water fountain
4. Na

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 10 of which were specific to Sunset Mini Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a space to go exercise on my own*
3. *Be a place to relax*

The image above is an example of a city standard picnic table that may still be moved within the park. Additionally, movable seating, such as Adirondack chairs, could be used to provide additional seating.

Sunset Mini Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Fence 14		Recommendation Number of responses	Playground 14	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	5	36	I love it!	6	46
I like it	4	36	I like it	5	38
I don't like it	4	29	I don't like it	2	15
Recommendation Number of responses	**Seating** 14		**Recommendation** Number of responses	**Park welcome sign** 14	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	9	64	I love it!	7	50
I like it	3	31	I like it	6	43
I don't like it	2	14	I don't like it	1	7
Recommendation Number of responses	**Access** 14		**Recommendation** Number of responses	**Public art** 14	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	5	36	I love it!	8	57
I like it	8	57	I like it	5	36
I don't like it	1	7	I don't like it	1	7

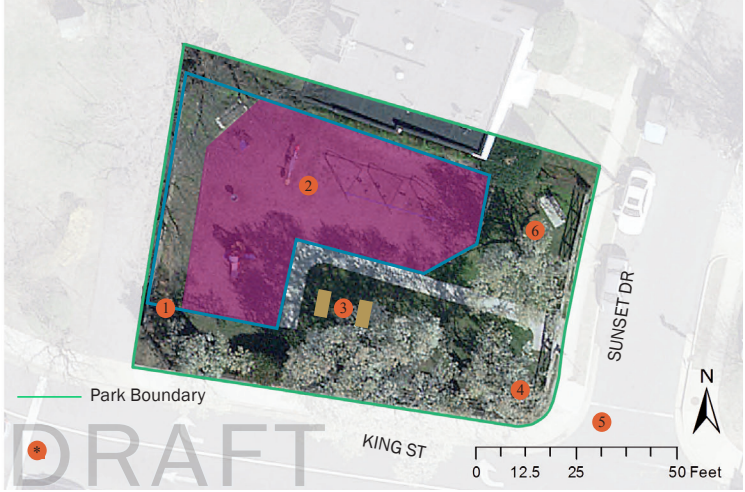
In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 14 of which were specific to Sunset Mini Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft plan was the reconfiguration of the fence to allow for multi-generational use of the park. The fence surrounds the playground and not the benches, allowing users access to the benches without being inside the playground.

Improvement Recommendations

1. **Move fence to designate use areas**
   The fence is currently around the entire park, and community feedback indicated that many people are not aware this is a park. Moving the fence so that it is only around the playground opens up the rest of the park to passers-by and creates a more inviting space for all ages.
2. **Renovate the playground**
   The playground equipment is limited in this park and does not adequately use the available space. The current playground was renovated in 2007. When appropriate to renovate the full playground, consider a train theme given the proximity to train tracks that serve Amtrak and WMATA trains.
3. **Add social seating area**
   This park could be a gateway into the City from the WMATA/Amtrak stations and be a good place for families and visitors who use the train to picnic and play. Add picnic benches or Adirondack chairs in the grass area near the cherry trees to create a community gathering area.
4. **Add a park welcome sign**
   Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park and to help create more place making in this park.
5. **Improve park access from King Street**
   Improve the pedestrian crossing to the park across Sunset Drive to provide safe and accessible access from King Street. This may include updating the existing crosswalk to high visibility and updating the ADA access ramps at the intersection of Sunset Drive and King Street.
6. **Consider public art**
   Work with the Office of the Arts to appropriately integrate public art into the design process for this park.

* *Transportation and Environmental Services is considering improvements to the design of the King Street, Callahan Drive, and Russell Road intersection.*



Sunset Mini Park

Improvement Recommendations

1. **Move fence to designate use areas**
The fence is currently around the entire park, and community feedback indicated that many people are not aware this is a park. Move the fence back to allow access to the benches without entering the playground. This opens up the rest of the park to passers-by and creates a more inviting space for all ages.

2. **Renovate the playground**
The playground equipment is limited in this park and does not adequately use the available space. The current playground was renovated in 2007. When appropriate, renovate the full playground and consider a train theme given the proximity to train tracks that serve Amtrak and WMATA trains.

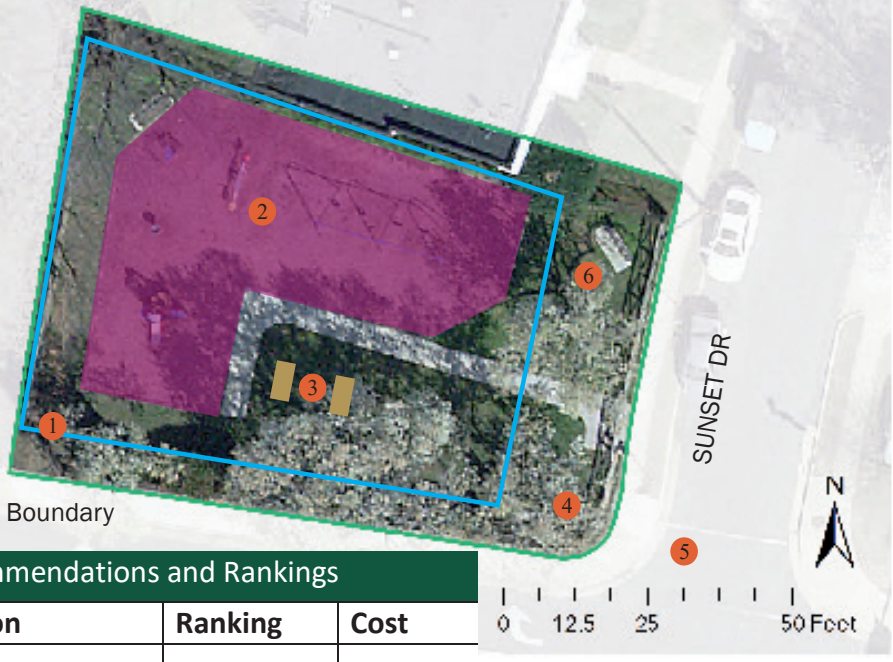
3. **Add social seating area**
This park could be a gateway into the City from the WMATA/Amtrak stations and be a good place for families and visitors who use the train to picnic and play. Add picnic benches or Adirondack chairs in the grass area near the cherry trees to create a social area.

4. **Add a park welcome sign**
Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park and to help create more place making in this park.

5. **Improve park access from King Street**
Improve the pedestrian crossing to the park across Sunset Drive to provide safe and accessible access from King Street. This may include updating the existing crosswalk to high visibility and updating the ADA access ramps at the intersection of Sunset Drive and King Street.

6. **Consider public art**
Work with the Office of the Arts to appropriately integrate public art into the design process for this park.

* *The Transportation & Environmental Services Division is considering improvements to the design of the King Street, Callahan Drive, and Russell Road intersection.*



Park Boundary

Recommendations and Rankings

Recommendation	Ranking	Cost
Fence		
Playground		
Social seating		
Park welcome sign		
Park access		
Public art		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Washington Way Park

History and Character

Washington Way is located on 120 North Pitt Street, one block away from King Street. Washington Way straddles an existing alleyway.

George Washington purchased the lot at 508 Cameron Street in 1764 and from 1769 to 1771, he had a plain dwelling, a stable, and other necessary buildings constructed. Prior to the Revolutionary War, he used it often when he was in Alexandria. During the war and his Presidency, the place was often rented or lent to friends and members of the family. The townhouse was the only house in Alexandria that Washington owned. The Washington Way alley is in the back of the house where several service buildings once stood including a stable, slave quarter, and an outhouse. Washington Way is where George Washington would approach the property by horse when visiting the property.

The 0.7 acre park features flower beds, small trees, and three benches. The park sits between a retail building and parking garage and is easily accessible to workers and tourists in the area.

Existing Conditions Map

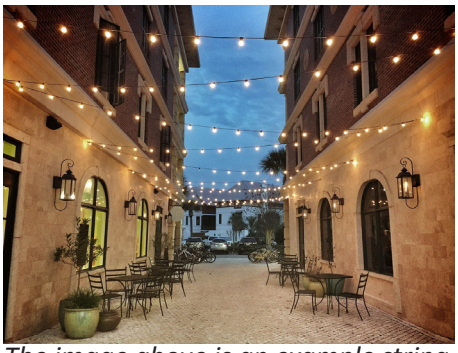
Washington Way Park

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 2 of which were specific to Washington Way Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)
*survey responses were limited for this park



The image above is an example string lights. String lights provide light, give the park more of an identity.

Washington Way Park

Which of the following existing proposed park elements do you love, like, or not like?					
Recommendation Number of responses	**Park welcome sign** 9		**Recommendation** Number of responses	**Partnerships** 9	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	5	56	I love it!	3	33
I like it	4	44	I like it	5	56
I don't like it	0	0	I don't like it	1	11
Recommendation Number of responses	**Ground treatments** 8		**Recommendation** Number of responses	**Trees** 9	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	7	88	I love it!	6	67
I like it	1	12	I like it	0	0
I don't like it	0	0	I don't like it	3	33
Recommendation Number of responses	**Alley elevation** 7		**Recommendation** Number of responses	**Historical marker** 9	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	6	86	I love it!	7	78
I like it	1	14	I like it	1	11
I don't like it	0	0	I don't like it	1	11
Recommendation Number of responses	**Seating** 7		**Recommendation** Number of responses	**String lights** 8	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
I love it!	5	72	I love it!	4	50
I like it	1	14	I like it	4	50
I don't like it	1	14	I don't like it	0	0

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, nine of which were specific to Washington Way Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. No major changes were made to the original draft plan.

Improvement Recommendations

Washington Way Park

Improvement Recommendations

1. **Add a park welcome sign**
Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park.

2. **Improve planting beds**
Replace top soil in planting beds and develop a planting plan, including a maintenance plan. For years, the planting bed in the park was maintained by neighbors. Actively seek a partner and formalize an agreement to maintain the plantings.

3. **Add a contrasting treatment to the alley**
Adding a contrasting treatment, such as thermoplastic, pavers, or cobblestones, to the alley will help differentiate this portion of the alley so that it is more inviting and is connected to the park.

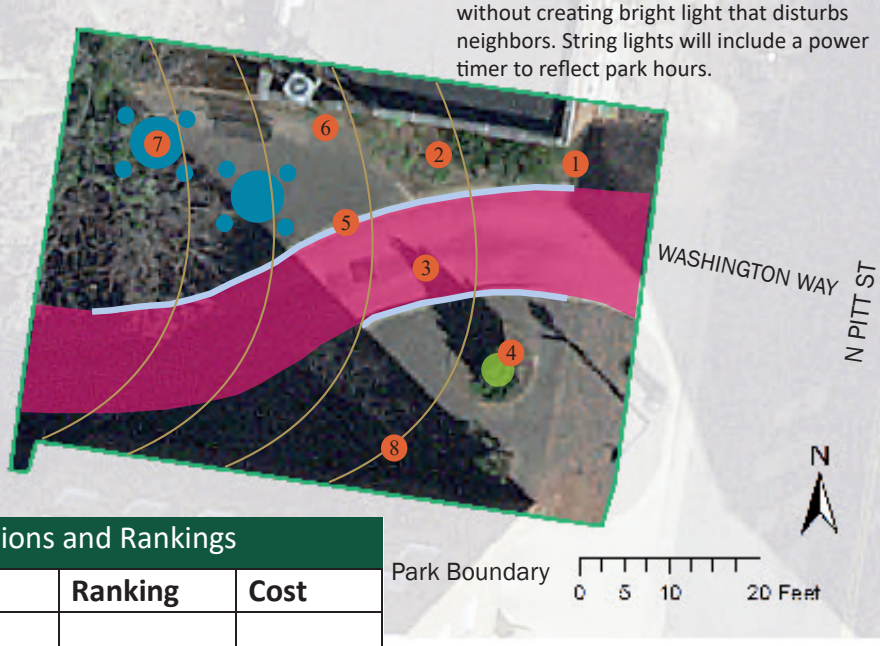
4. **Replace evergreen**
The large evergreen tree is unhealthy and restricts views into the park, especially from the southeast side of the park. Replace the evergreen tree with a native canopy tree and appropriate plantings for the site.

5. **Raise the alley elevation**
There are no ramps on the curbs along the alley through the park, which renders a portion of the park inaccessible and artificially separates the two sides of the park. Raise the elevation of the alley surface and adding a strip of truncated domes along the edge of the alley to improve accessibility and help join the two sides of the park together.

6. **Add a historical marker**
Washington Way has a direct connection to George Washington, whose townhouse was located just around the corner on Cameron Street. There is also significant African American history in this area. Add a historical marker, sign, or stanchion to commemorate the historical significance of this location.

7. **Add social seating areas**
Install moveable round tables with seating, similar to those in Waterfront Park, to provide places to relax, eat a meal, and socialize.

8. **Add string lights**
Install string lights to enhance the appearance of the park and draw people into the space without creating bright light that disturbs neighbors. String lights will include a power timer to reflect park hours.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Planting beds		
Contrasting treatment		
Evergreen replacement		
Alley elevation		
Historical marker		
Social seating		
String lights		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020

Woodbine Tot Lot

History and Character

Woodbine Tot Lot is located at 1509 Woodbine Street in the North Ridge neighborhood.

The 0.13 acre park is surrounded by residential homes and is located near the Fairlington commercial area along Quaker Lane. The park features a playground and seating. The playground is intended for ages 2-5 and consists of standard play equipment, swings, and wood chip surface.

Existing Conditions Map

Whitaker's Wish for Woodbine Tot Lot

In 2019, the Make-A-Wish Foundation approached the City of Alexandria with a wish from a local four year old. Whitaker has bravely battled cancer and is currently waiting for his wish. Whitaker absolutely loves going to the Woodbine Tot Lot across the street from his house and has asked to renovate the playground and add some special items to make the tot lot extra special for himself and all of his neighborhood friends.

The Make-A-Wish project will renovate Woodbine Tot Lot, per the Whitaker's wishes. Make-A-Wish will hire a designer to work with the community and a contractor to renovate the playground, with RPCA oversight. The playground design will take into consideration the draft Pocket Park Plan.

Woodbine Tot Lot

The images above are concept sketches for the playground renovation. Whitaker has asked for the park to be firetruck themed and to have a lot of climbing structures. The final design of the playground will be modified based on conversations with the designers and RPCA staff.

Through the Community Matching Fund, the City of Alexandria, is offering a $25,000 grant and Make-A-Wish is matching these funds. The Community Matching Fund promotes collaborative partnerships among City of Alexandria community organizations by providing matching 1:1 dollars for groups that propose fundraising for park and recreation improvement projects. The Community Matching Fund fosters public/private partnerships and cultivates innovative ways for residents to have a greater stake in improving the park and recreation facilities that they use. These partnerships provide opportunities for developing positive relationships between the City and the community.

Woodbine Tot Lot

Which of the following existing park elements would you like to preserve, enhance, or transform?

Element	R&R sign		Element	Benches	
Number of responses	18		Number of responses	20	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	14	78	Preserve it	8	40
Enhance it	3	17	Enhance it	11	55
Transform it	1	5	Transform it	1	5
Element	**Landscaping**		**Element**	**Playground**	
Number of responses	18		Number of responses	20	
Value	**Count**	**Percent**	**Value**	**Count**	**Percent**
Preserve it	7	39	Preserve it	4	20
Enhance it	9	50	Enhance it	11	55
Transform it	2	11	Transform it	5	25
Element	**Fence**				
Number of responses	19				
Value	**Count**	**Percent**			
Preserve it	10	53			
Enhance it	4	21			
Transform it	5	26			

What is currently NOT in the park that you would like to see there?

1. I know it's meant to be a "tot" lot, but it would be great to have some elements that appeal to slighting older kids (past toddler stage) so families could continue to use the space as children get older
2. A gate to Dogwood Alley. Children often ride bikes and scooters in the alley and would like easy access to the park. Please install a safe fate to the alley.
3. Older kids swings
4. Equipment for younger children. The equipment is for ages 5-12 and there are 8 babies on woodbine and dogwood block who are 1 years old and won't be ready for the equipment for years.
5. Big kid swings, a taller slide, a donut for going in circles. Monkey bars would be good too. A child zipline similar to the one at Beverley Park (aka the Pit)
6. Splash pad
7. Soft ground or turf
8. More toddler friendly play structures and rubber asphalt
9. More variety in play sets for different ages
10. Updated playground equipment for more ages.

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 28 of which were specific to Woodbine Tot Lot. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Have lots of activity*

The image above is an example of thermoplastic being applied in a more artistic manner. Thermoplastic is generally used for regulatory pavement markings, but can be adapted to include different colors and designs. The material is non-slip, designed to withstand car and pedestrian traffic, and is more durable than paint or coating and is rolled or sprayed on. Thermoplastic with an artistic application brings public art to the neighborhood.

Woodbine Tot Lot

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Number of responses	Park welcome sign 27	
Value	**Count**	**Percent**
I love it!	15	56
I like it	10	37
I don't like it	2	7

Recommendation Number of responses	Seating 27	
Value	**Count**	**Percent**
I love it!	20	74
I like it	3	11
I don't like it	4	15

Recommendation Number of responses	Playground 27	
Value	**Count**	**Percent**
I love it!	22	81
I like it	3	11
I don't like it	2	7

Recommendation Number of responses	Gate 27	
Value	**Count**	**Percent**
I love it!	19	70
I like it	4	15
I don't like it	4	15

Recommendation Number of responses	Paint/thermoplastic 27	
Value	**Count**	**Percent**
I love it!	12	44
I like it	12	44
I don't like it	3	11

Improvement Recommendations

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 27 of which were specific to Woodbine Tot Lot.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A change from the draft plan that was made is the reconfiguration of the fence. The fence was reconfigured to allow a buffer space for park users entering and existing the park using the alleyway entrance. The space will allow park users to not enter directly into the alley where cars may be present. Another change to the draft plan is the design of the playground and park furniture within the gated playspace. The furniture will be placed based on the ultimate layout of the playground equipment.

Woodbine Tot Lot

Improvement Recommendations

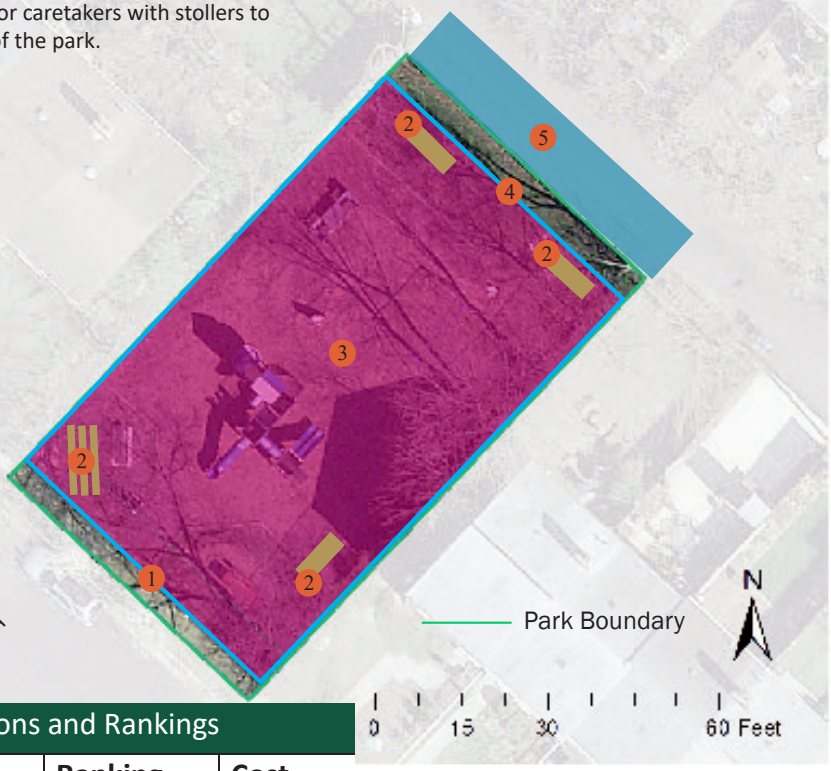
1. **Update park signage**
Update the existing park welcome sign to the current city standard.

2. **Add additional seating**
Install picnic table seating to be used as a gathering area for caregivers and for multi-generational gatherings. Install multi-tiered seating near the playground to be used as a gathering area for caregivers and allows them to see children throughout the playground.

3. **Renovate and reconfigure the playground**
The existing playground is outdated and does not meet the community needs. Update the play equipment with new structures for multiple age groups. Community feedback indicated a need for shade in this park. Install a shade structure, such as a shade sail, as part of the playground renovation. Reconfigure the park's entryway to a non-mulch surface to make it easier for caretakers with stollers to get in and out of the park.

4. **Add a gate to the alley and reconfigure fence**
Community feedback indicated that families along Dogwood Drive would like to access the park through the alley. Replace the fence with a city standard green fence and reconfigure it to allow a buffer zone between the alley and the park for caregivers, children, and strollers. Along with a gate, additional signage in the alley will need to be installed warning drivers that children are present.

5. **Add paint/thermoplastic to the alley**
Install a thermoplastic or painted design in the alley along the length of the playground to add additional color and visibility. This acts as a safety feature to help cars slow down and adds color and vibrancy to the park.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Park signage		
Seating		
Playground		
Gate and fence		
Paint/thermoplastic		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020